

Compton

For Rent
**Stylus
Old Street EC1**



Fully fitted creative workspaces within a converted factory

For Rent

Stylus
116 Old Street
Old Street EC1V

Size

5,437 - 13,491 Ft²

Rent

£57.50 - £70 per sq ft

Fitout

Fitted

Description

Once the site of the Margolin Gramophone Factory, Stylus has been refurbished and developed to offer circa 30,000 Sq Ft across six floors of stylish, flexible and inspiring workspace, all while maintaining it's original Victorian facade. The interior boasts exposed surfaces, large windows and column-free ceilings allowing plenty of natural light to flood the building.

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1st Floor

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1st Floor



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1st Floor



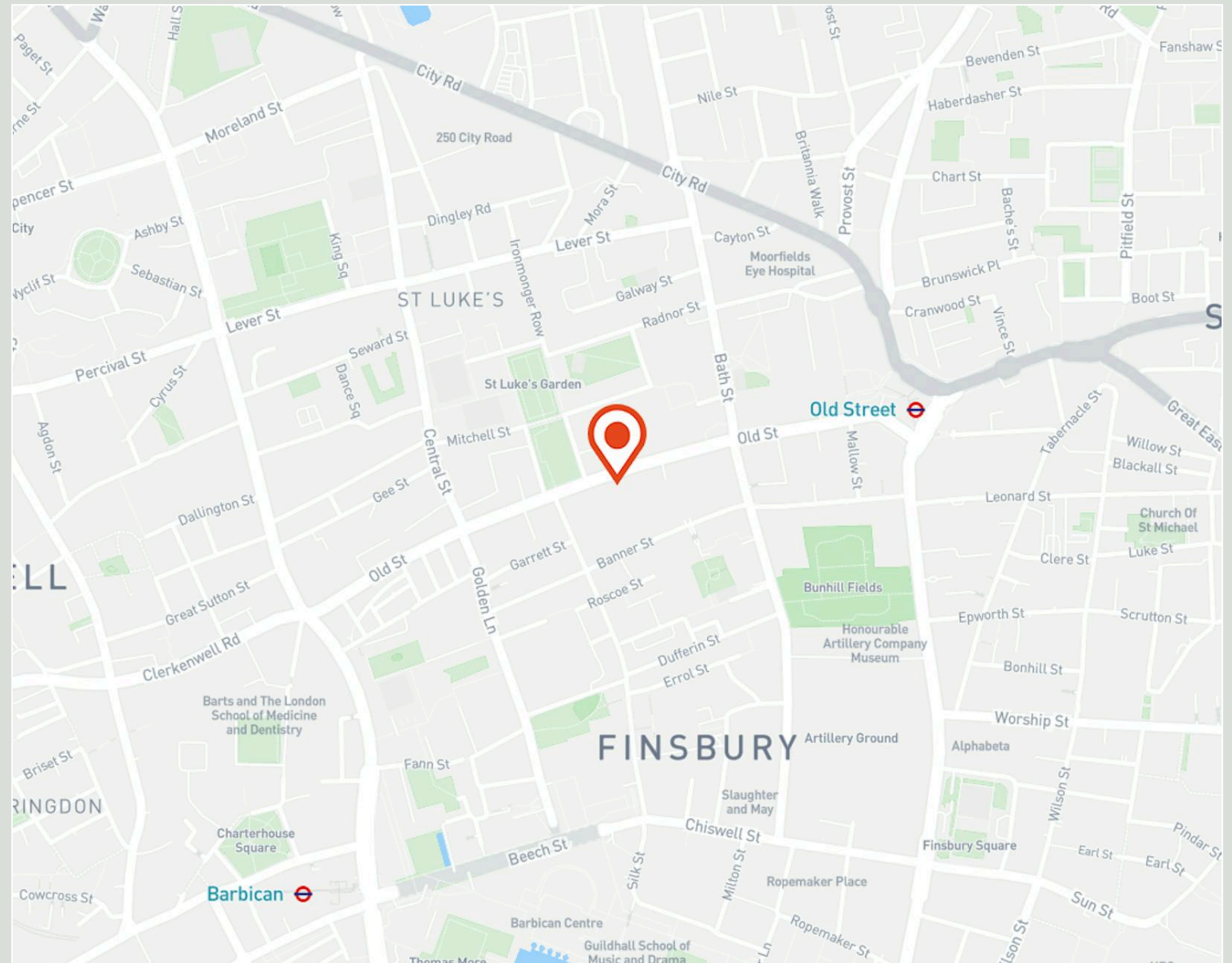
1st Floor

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Location

Stylus is conveniently located at 116 Old Street, at the epicentre of Shoreditch. Home to some of London's coolest bars, restaurants and fitness classes, Old Street is now recognised as the creative and tech hub of the city, giving it the nickname 'Silicone Roundabout'. With many start-ups and established businesses alike making the area home to their headquarters, this vibrant area is an ideal location for businesses looking to reroot, grow and evolve with some of the biggest giants in tech and creativity globally.



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1st Floor



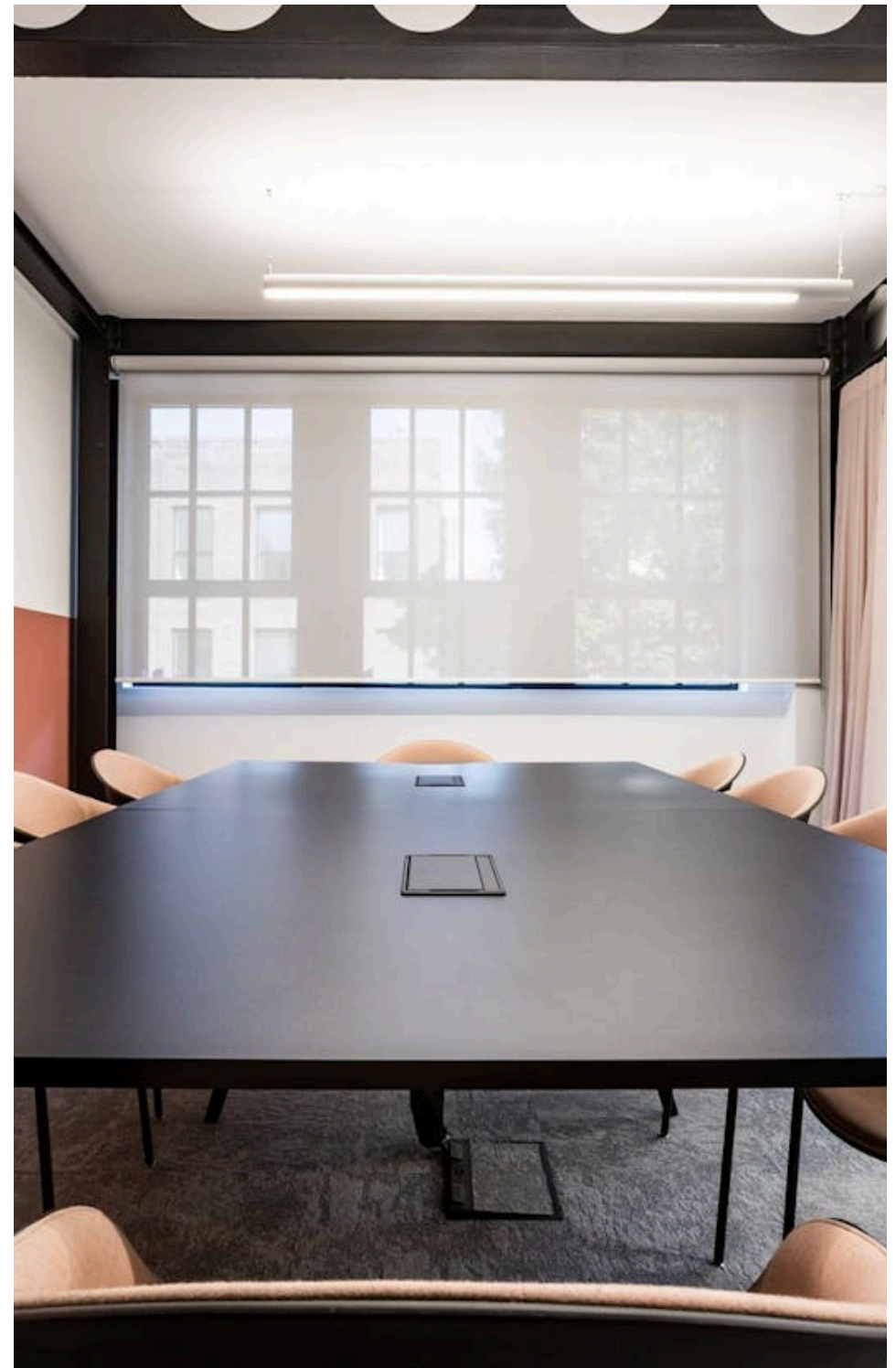
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Amenities

- 3 x fully fitted floors
- Outdoor terrace to LG floor
- Former gramophone factory
- Excellent floor to ceiling height of 3m+
- Fibre optic Internet connectivity
- Eco-friendly biodiverse roof
- Cycle storage for 44 bikes
- 81 lockers and shower changing area

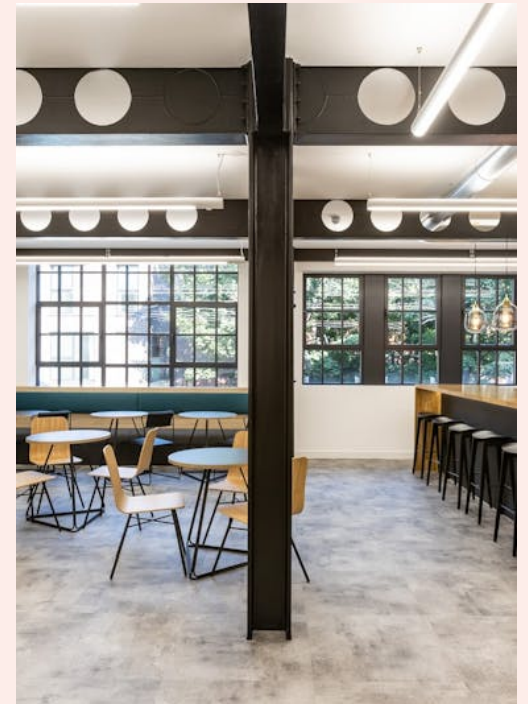
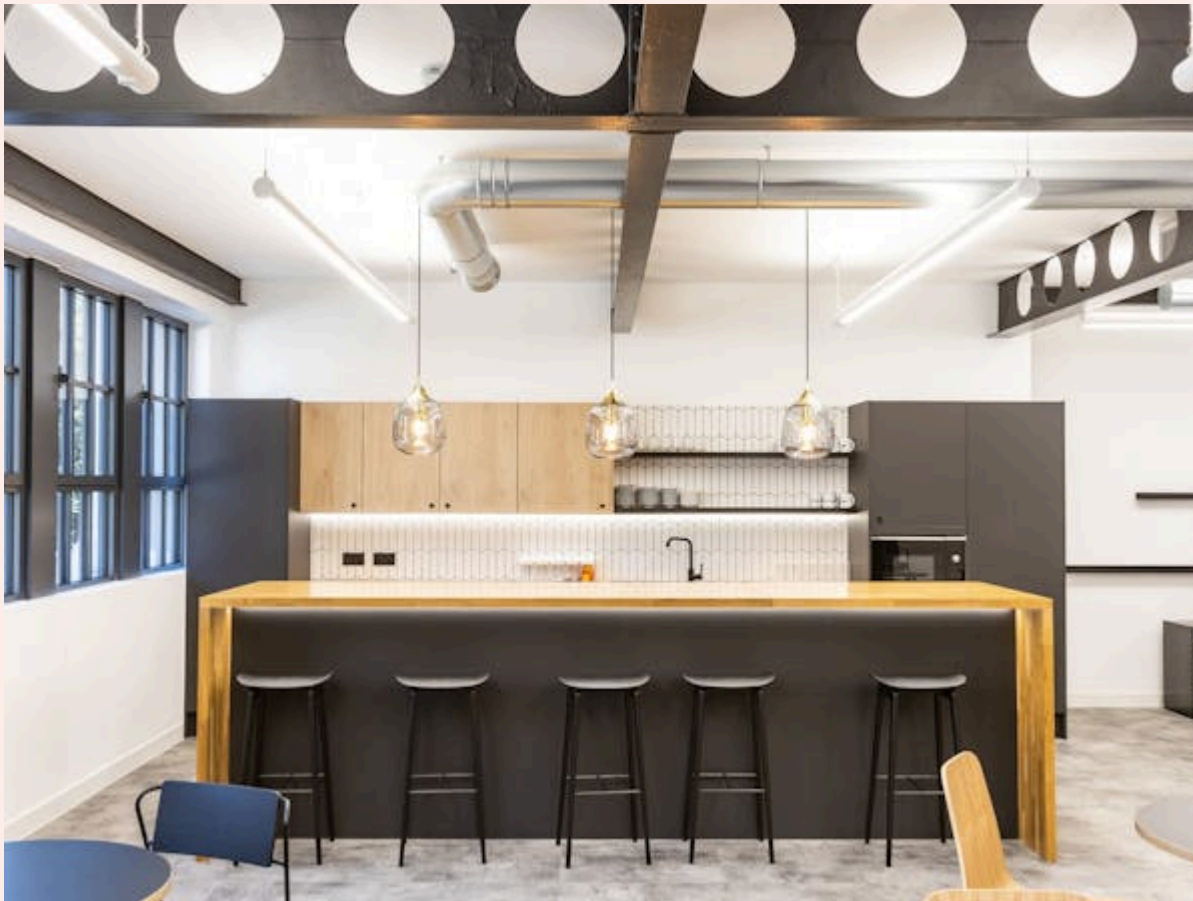
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1st Floor



1st Floor

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Availability
4th - Fitted & Private Terrace	3,253	-	n/a	n/a	-	Let
3rd - Fitted & Private Terrace	4,506	-	n/a	n/a	-	Let
1st - Fitted	5,437	£70	£20.88	£14.84	£47,899.97	Available
Unit - G & LG Floors Fitted & Private Terrace	8,054	£57.50	£17.96	£16.08	£61,438.60	Available
Total	21,250	£63.75	£19.42	£15.46	£109,338.57	

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Tenure

New Lease

Compton Concierge

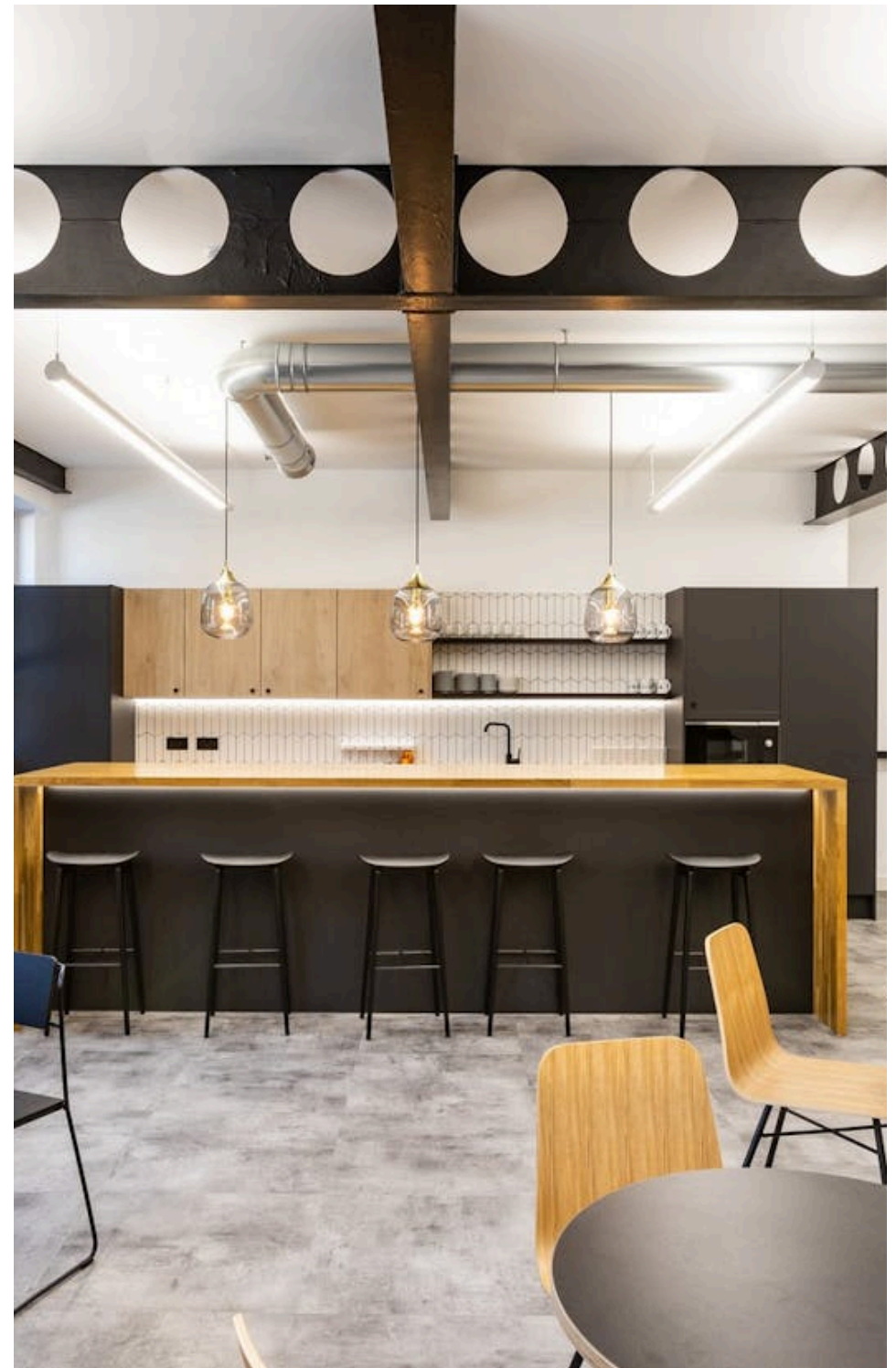
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Content

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