



**STIRLING  
ACKROYD**

**FOR SALE**

**2 Old Street, London,  
EC1V 9AA**

**1,483 sq ft**

**Converted Victorian  
Warehouse for sale on  
Old Street**

**[stirlingackroyd.com](http://stirlingackroyd.com)**





---

## Description

The second floor of 2-4 Old Street presents a spacious 1,483 sq ft filled with unique character, ideal for businesses in the media and creative industries. This versatile office space is located in a vibrant and well-connected area.

The high ceilings and abundant natural light contribute to an open and inviting atmosphere. Additional features include air conditioning and a lift for convenience. The interior is thoughtfully designed with a partitioned office, services for a new kitchenette/bar area, and W/C facilities, providing a comfortable and functional environment for any team.

Available for purchase, this property offers an excellent opportunity to establish a presence in a dynamic neighbourhood.

---

## Key points

- Grade II listed building with abundance of Character
- Exposed brick work
- Dual aspect windows providing fantastic natural light
- Old Street station a short distance away
- High ceilings
- Tech City
- Lift access to 2nd floor





## Location

Surrounded by a mix of commercial enterprises, cultural venues, and a diverse array of amenities, this office space presents an ideal setting for businesses seeking a central, vibrant, and well-connected location. Notably, it is near the popular Whitecross Street food market, the Barbican Centre for arts & cultural events, and St. Luke's Church, which hosts a variety of musical events.

## Transport Links



Barbican 0.2 Miles



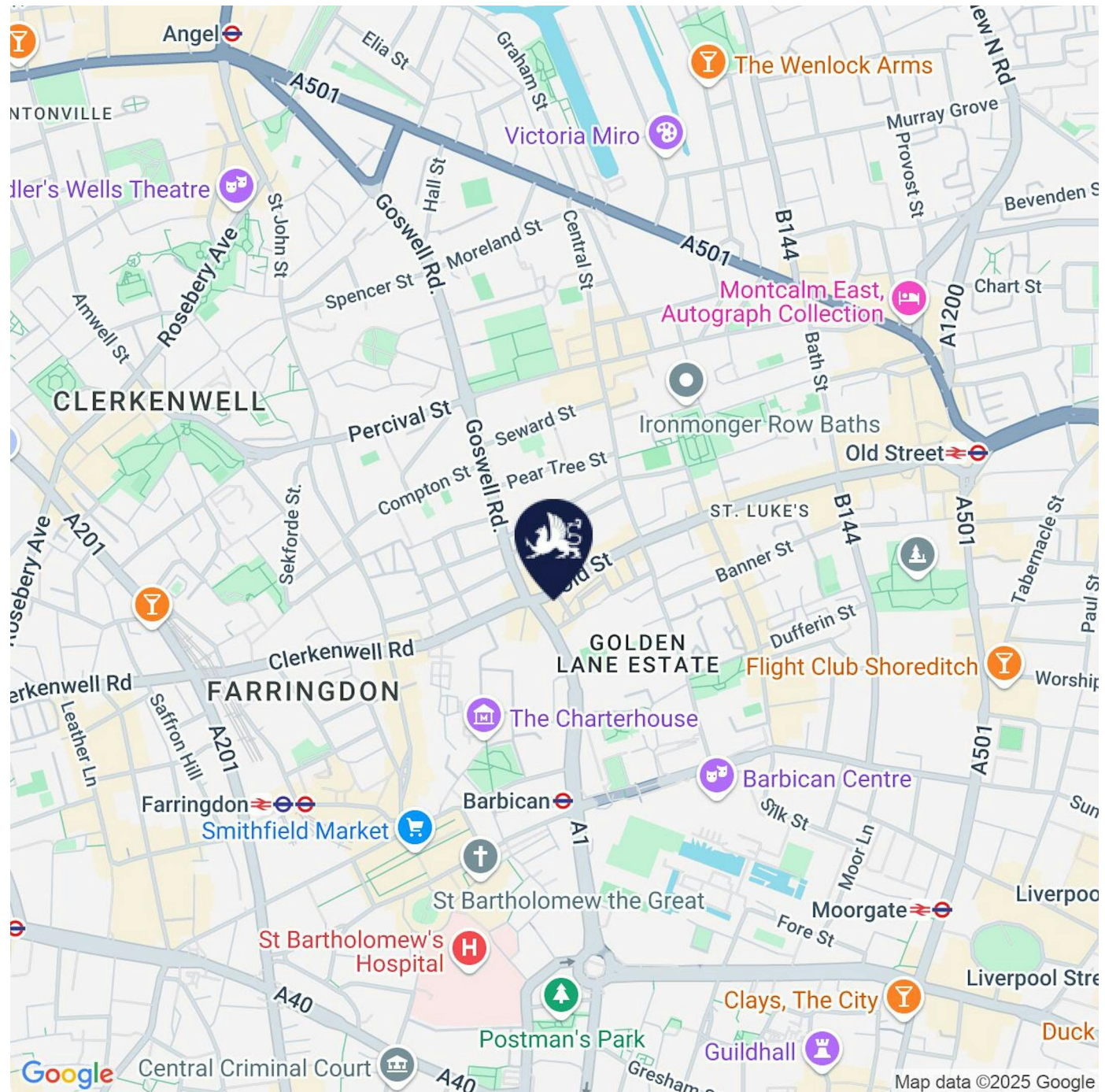
Farringdon 0.4 Miles



Old Street 0.5 Miles



Moorgate 0.5 Miles









## Accommodation

Name	sq ft	sq m	Availability
2nd	1,483	137.78	Available

## Viewing & Further Information



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com

## Rents, Rates & Charges

Price	Offers in the region of £935,000
Rates	£12.79 per sq ft
Service Charge	On application
VAT	On application
EPC	On application

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 01/12/2025