

Stylus

A reimagined heritage building in the heart of Old Street, delivering up to 26,681 Sq Ft of fully fitted workspace with private terraces. Rare self-contained HQ opportunity.

116 Old Street, EC1



Building Overview

Opportunity to establish a self-contained HQ in the heart of Old Street, London's leading innovation hub. Also available on a floor by floor basis.

Prime Old Street location within walking distance of Old Street Station

A former Gramophone Factory with an EPC A Rating.

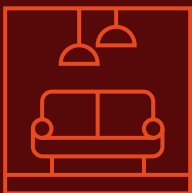
Over six floors comprising 26,681 sq ft of office accommodation over courtyard floor to fourth floor

Outdoor space throughout with an award winning landscaped green roof terrace









6 x Fully fitted floors



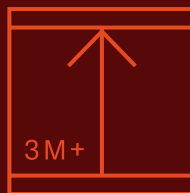
Communal terrace and
2 floors with private terraces



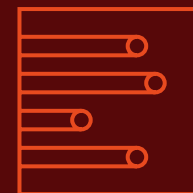
Former gramophone factory
with EPC A



Heating and cooling system



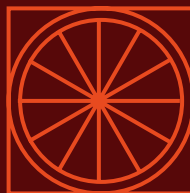
Excellent floor to ceiling height of 3m+



Fibre optic Internet connectivity



Award winning landscaped
green roof terrace



Cycle storage for 44 bikes



81 lockers and shower changing area

Availability

26,681 Sq Ft













Courtyard Floor



DEMISED COURTYARD

An Innovation Hub

Stylus is conveniently located at 116 Old Street, at the epicentre of Old Street, which 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.



AMAZON
A major presence at Principal Place, right on the edge of Shoreditch.



WISE
The fintech powerhouse born and bred in East London.



BBH LONDON
One of the UK's most celebrated creative agencies.



R/GA
Global digital innovators working at the intersection of design and tech.



MONZO
The digital bank making banking beautifully simple.



GOOGLE CAMPUS
A hub for innovation, collaboration, and early-stage growth.



VICE MEDIA
The voice of alternative media, with roots deep in Shoreditch.



FRAMESTORE
Award-winning visual effects experts behind some of Hollywood's biggest films.



1. OLD STREET STATION
2. SUPER CYCLE HIGHWAY AT OLD STREET

Lifestyle & Culture

Old Street is a dynamic area that offers businesses and their employees a work-life balance all hours of the day. With easy transport links, bike routes and fitness centres close by and showers onsite, there are plenty of opportunities for employees to fit fitness seamlessly into their working day. After-hours, the plethora of bars, restaurant and art galleries provide entertainment and networking opportunities for your entire team. The area is also famed for its pop-up events, industry-leading talks and street art giving life to the streets of Old Stree and Shoreditch at all times of the day.

CLERKENWELL

SHOREDITCH

SHOREDITCH HIGH ST

FARRINGDON

FARRINGDON

BARBICAN

BARBICAN

LIVERPOOL STREET

SPITALFIELDS

HOTELS

- 1 Art'otel
- 2 Nobu Hotel
- 3 Hoxton Hotel

COFFEE

- 8 Grind Coffee
- 9 Ozone Coffee
- 10 FWD: Coffee
- 11 Trade Coffee

FITNESS

- 4 Barry's Bootcamp
- 5 Gymbox
- 6 Ironmonger Row Baths
- 7 F45 Old Street

FOOD & DRINK

- 12 Lillenblum
- 13 Fare
- 14 Noci
- 15 Padella

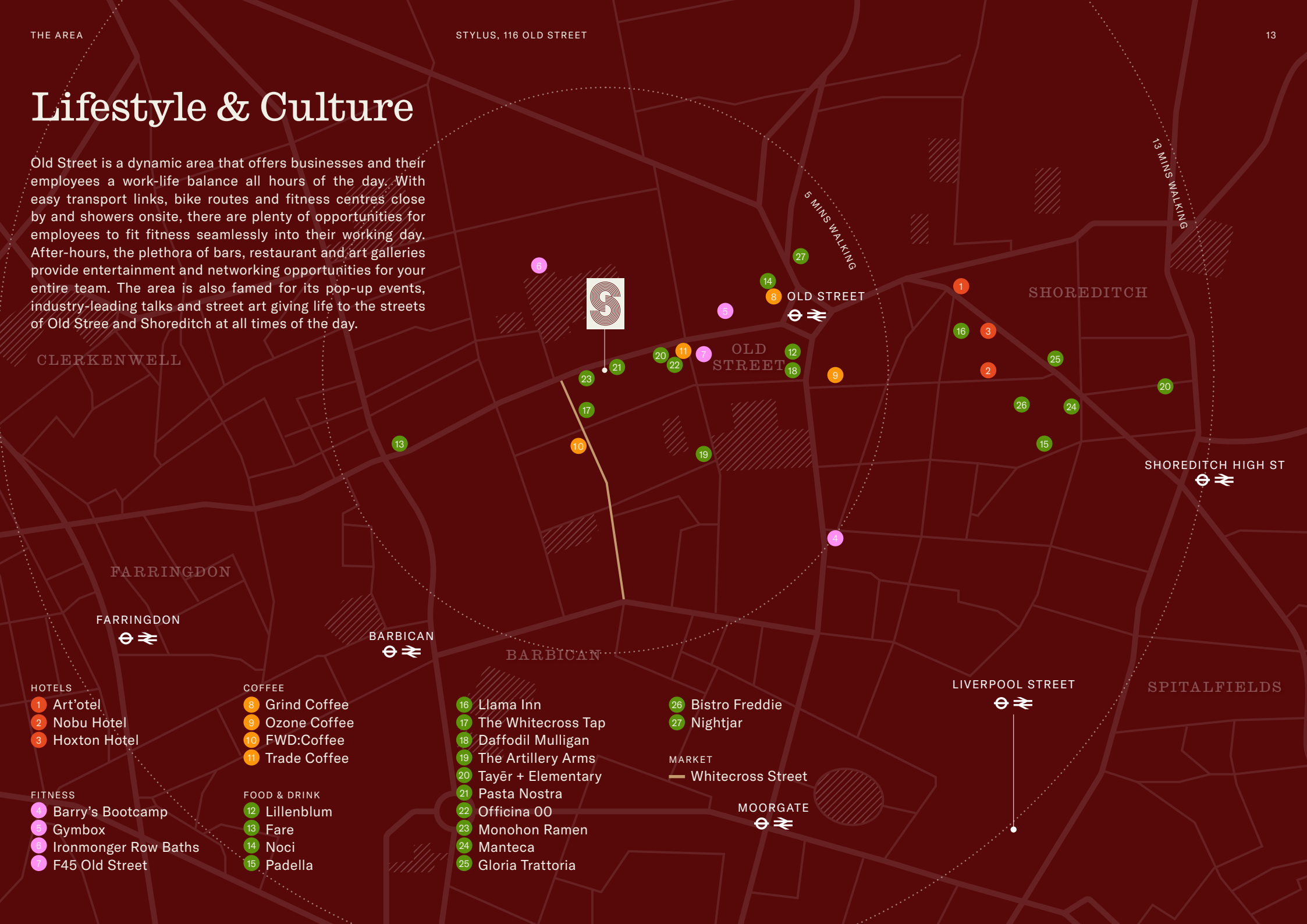
- 16 Llama Inn
- 17 The Whitecross Tap
- 18 Daffodil Mulligan
- 19 The Artillery Arms
- 20 Tayēr + Elementary
- 21 Pasta Nostra
- 22 Officina 00
- 23 Monohon Ramen
- 24 Manteca
- 25 Gloria Trattoria

- 26 Bistro Freddie
- 27 Nightjar

MARKET

Whitecross Street

MOORGATE



Connectivity

3 MINS WALK / 2 MINS CYCLING

Old St Station



12 MINS WALK / 3 MINS CYCLING

Moorgate Station



13 MINS WALK / 4 MINS CYCLING

Liverpool St Station



16 MINS WALK / 4 MINS CYCLING

Farringdon Station



1. LIVERPOOL STREET STATION
2. ART'OTEL
3. WHITECROSS MARKET
4. FARRINGDON STATION

For more information or to arrange
a viewing, please contact Compton
or CBRE on +44 (0) 20 7101 2020



CBRE

Joshua Miller
07917 725 365
jm@compton.london

Lizzie Boswell
07570 204 519
lizzie.boswell@cbre.com

Jaimie Ferreira
07521 068 635
jf@compton.london

Ben Atwell
07490 363 111
ben.atwell@cbre.com

Compton and CBRE give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees, or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton or CBRE has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales. Registered office: 47 St John's Square, Clerkenwell, London, EC1V 4JJ. Generated on 30.3.2026.

