

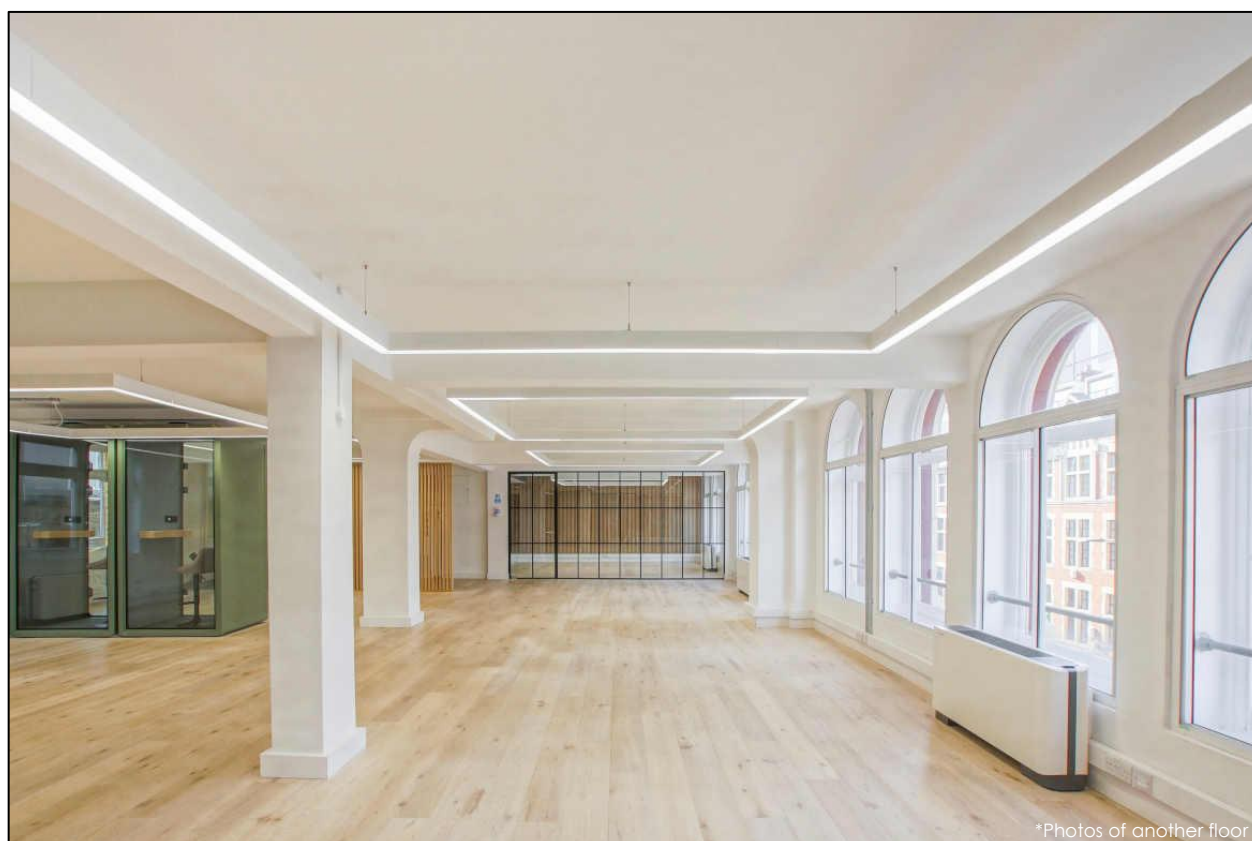
Commercial Office Space

1,800 sq. ft. / 167 sq. m.

Fitted & furnished warehouse office floor on Old Street

TO LET

20 Old Street, London EC1V 9AB



*Photos of another floor

LOCATION

Situated close to the junction with Clerkenwell Road, the building is uniquely positioned to benefit from a variety of cafes, bars, restaurants and shops served by Old Street, Shoreditch and Clerkenwell. Both Old Street and Barbican Stations are easily accessible by foot and the location benefits from various links to the City and West End.

TRANSPORT

Old Street (Northern line and National Rail)

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

Various bus routes



DESCRIPTION

The building is a distinctive Grade II listed warehouse conversion fronting onto Old Street.

The office has excellent natural daylight on both elevations and benefits from meeting rooms, a kitchenette and air conditioning.

The space is offered fully fitted and furnished.

AMENITIES

- Original warehouse features
- Air conditioning
- Architectural lighting
- Fully furnished
- 2x meeting rooms
- Perimeter trunking
- Wooden flooring in part
- Kitchenette
- Passenger lift

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	1,800	167

LEASE

A new flexible lease for a term by arrangement.

RENT

Per sq. ft.	Per Annum
£49.50	£89,100

SERVICE CHARGE

Per sq. ft.	Per Annum
£4.00	£7,200

BUSINESS RATES (2026/27)

Per sq. ft.	Per Annum
£11.34	£20,412

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Month
£116,712	£9,726

PLEASE CONTACT

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