



**STIRLING
ACKROYD**

FOR SALE

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

1,483 sq ft

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

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



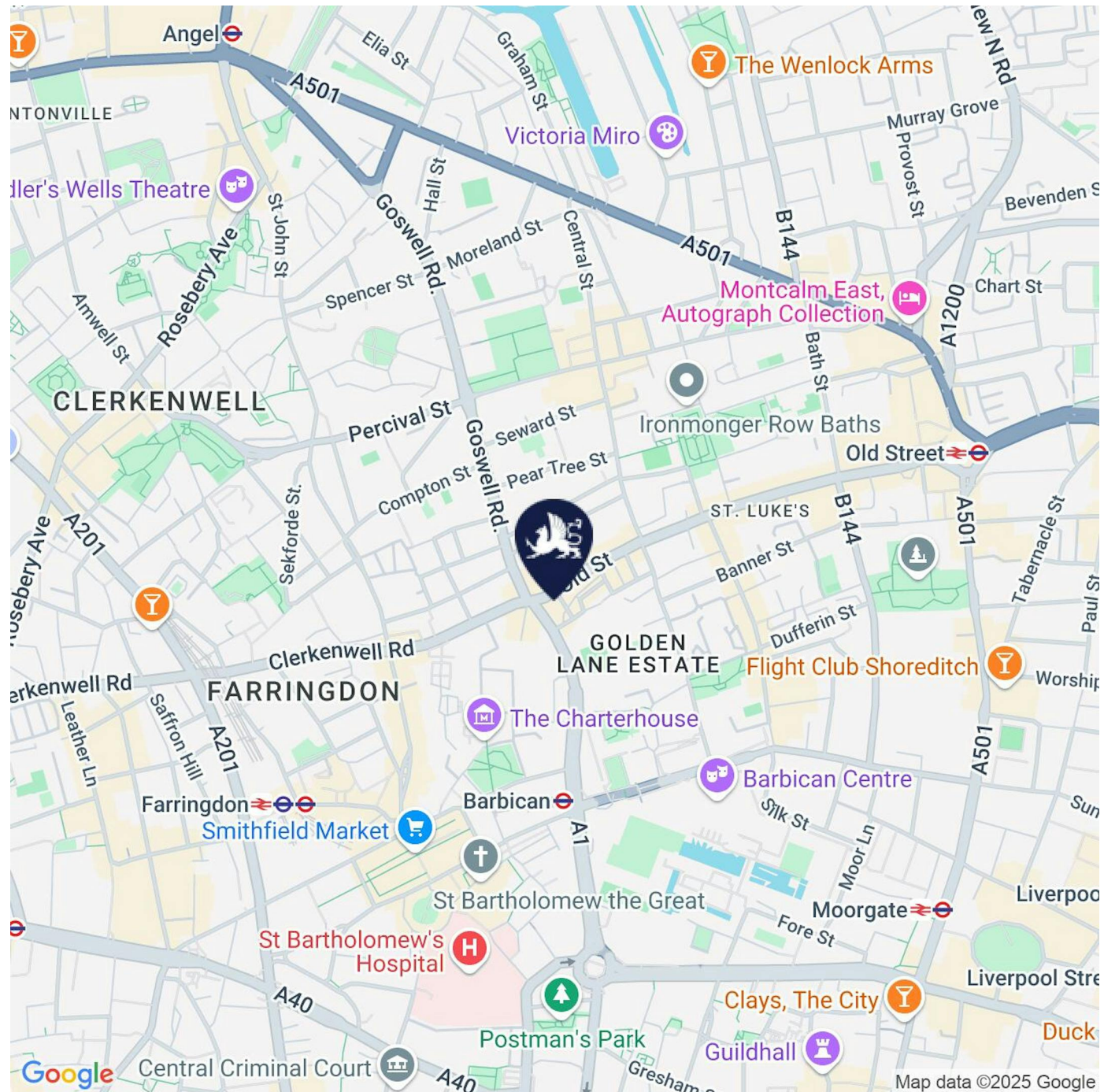
Farringdon 0.4 Miles



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	C (63)

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