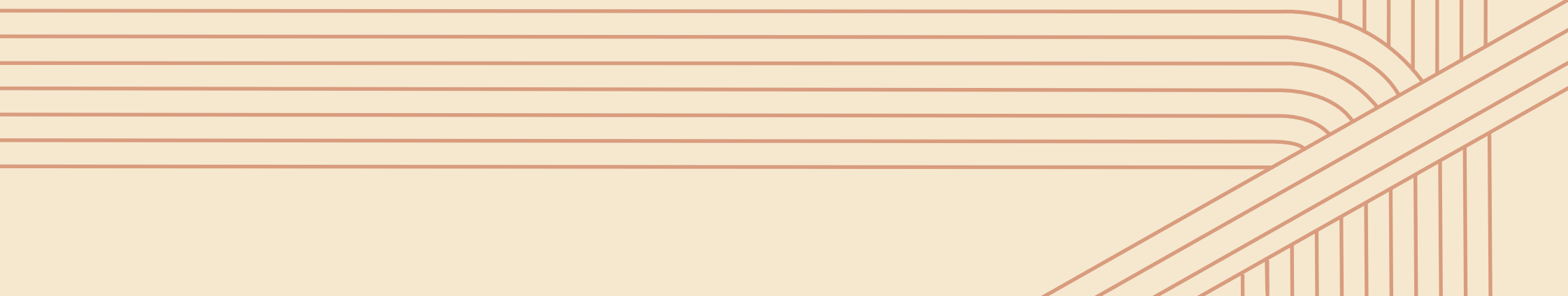


OLD STREET

Second Floor, 2-4 Old Street, London , EC1V 9AA





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. Available for both purchase or rental, this property offers an excellent opportunity to establish a presence in a dynamic neighborhood.



OFFICE FOR RENT / SALE

DESCRIPTION

The office space boasts a unique character that is perfect for creative and media occupiers. With exposed brickwork and wooden flooring, it exudes industrial charm.

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.

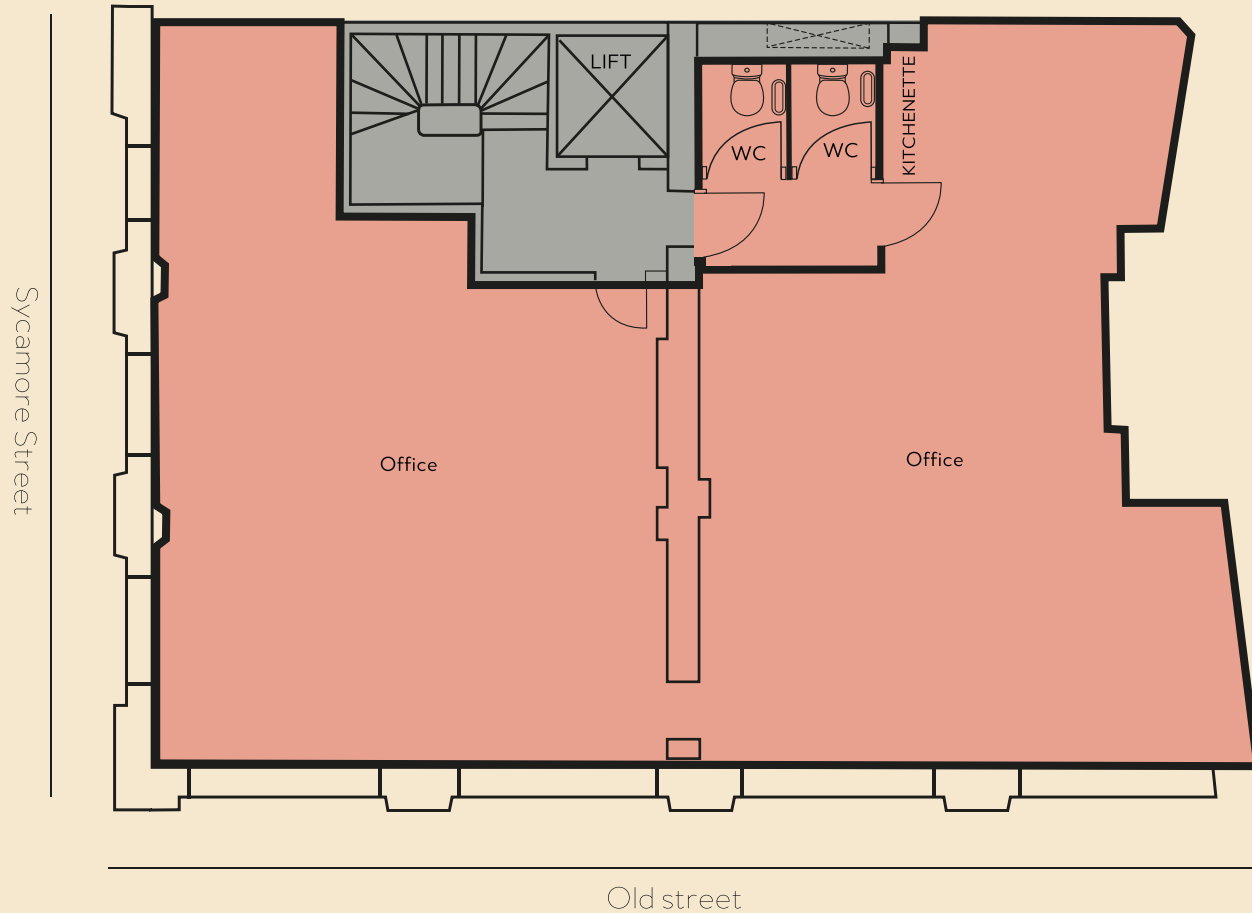




GRADE II LISTED CHARM

FLOORPLAN

1,483 sq ft



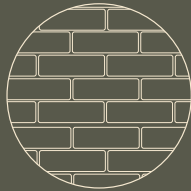
- Second Floor
- High ceilings
- Exposed brick work walls
- Grade II listed building with abundance of character
- Demised WC Facilities
- Kitchenette/ Bar area
- Lift Access



SPECIFICATION



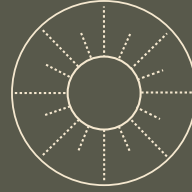
Passenger Lift



Exposed Brick



High Ceilings



Natural Light



Wood Flooring



Grade II Listed Building



Air Conditioning

LOCATION

The office is located at the junction of Old Street and Goswell Road to the North East of central London. At 2-4 Old Street, it stands as a distinguished office space offering a coveted address in a bustling business district. The location is highly accessible, with Barbican Station, Old Street Underground Station, and Farringdon Station in close proximity, ensuring seamless connectivity for commuters.

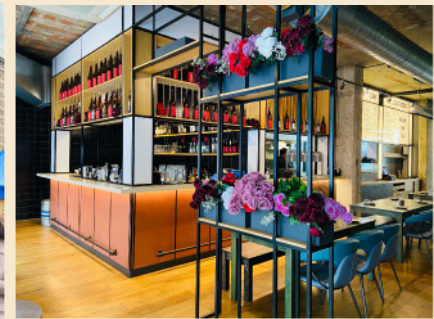
Surrounded by a mix of commercial enterprises, cultural venues, and a diverse array of amenities, this office space presents an ideal setting for businesses seeking a central, vibrant, and well-connected location. Notably, it is near the popular Whitecross Street food market, the Barbican Centre for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



WHITECROSS STREET MARKET



WHITECROSS STREET MARKET



NEIGHBOURHOOD



Food

- 1. Fare (Mediterranean)
- 2. Breddos Tacos Clerkenwell
- 3. Pizza Express
- 4. Laksa (Malaysian)
- 5. Luka Italian
- 6. Dans le noir
- 7. The Black Olive Café
- 8. The Original Bagel
- 9. Nusa Kitchen (South East Asian)
- 10. Bap Foods (Korean)
- 11. Seoul90 Kitchen Restaurant
- 12. Yum Bowl (Vietnamese)
- 13. Mole Café
- 14. The Iskele Restaurant
- 15. Cozza Italian Restaurant
- 16. Officina 00 Italian

Drinks

- 1. Sutton Arms
- 2. 1920 Bar
- 3. Slaughtered Lamb
- 4. The Chocolate Cocktail Club
- 5. White Bear
- 6. The Shakespear
- 7. Myst Club
- 8. The Mad Hatter Cocktail Bar
- 9. Costa
- 10. Pinch of Salt
- 11. JBC Juice
- 12. The Coffee Tree
- 13. The Iskele Restaurant
- 14. London Grind
- 14. Singer Tavern

Fitness

- 1. Virgin Active
- 2. Energie Fitness
- 3. F45
- 4. Gym Box
- 5. Cross Fit
- 6. Ironmonger Row Baths
- 7. Finsbury Leisure Centre
- 8. City Sport
- 9. Drakes Gym

Stores

- 1. Aldi
- 2. Marks and Spencer
- 3. Argos
- 4. Waitrose



FARE



FARE



SHOREDITCH GRIND



ST LUKES



WHITES



TRADE



NOCI



NOCI

CONNECTED



Barbican station- **4 minutes** walk- served by The Circle, Hammersmith & City and Metropolitan lines.

Old Street Station- **8 minutes** walk- served by The Northern line & National Rail.

Farringdon Station- **8 minutes** walk-served by The Circle, Hammersmith & City and Metropolitan lines, Thameslink and the Elizabeth Line.

KEY INSIGHTS

Rent
£47.50 per Sq. ft

1,483 sq ft

Office for
Rent /Sale

Price
£935,000

Rates payable
£12.79 per Sq. ft

Service Charge
TBC

CONTACT

Lease Terms

New flexible lease available or available to owner occupier /investor.

Take advantage of this unique opportunity to invest in a prime office space. Contact us for more details and to arrange a viewing!



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