

2<sup>nd</sup> Floor, The Stylus Building, 116 Old Street, EC1V 9BG

5,431 SQ FT

## **HIGHLIGHTS:**

- Plug & Play
- Boardroom
- Meeting Rooms & Private Offices
- Phone Booths & Zoom Rooms
- Large Modern Kitchen & Breakout Area
- Exposed Services & High Ceilings
- Floor to Ceiling Glazing
- Manned Reception Entrance
- Shower Facilities
- Secure Bike Storage
- Outdoor Courtyard

# **WE ARE OFFICES**

Contact us TEL 020 3595 3121 E-MAIL info@makingmoves.london WEB www.makingmoves.london



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### **LOCATION:**



The Stylus Building is conveniently located in the heart of Old Street, surrounded by an abundance of local shops, restaurants and bars. To the west is a short walk to the amenities in Farringdon, whilst Shoreditch has plenty to offer to the east.

The property is well connected, located next to Old Street Station and a short walk from Barbican Station.

#### **DESCRIPTION:**

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The office comes fully fitted in the perfect post covid way of working, with a large kitchen and breakout area, open plan desking area, boardroom and an array of meeting rooms, zoom rooms and phone booths. The fit out has a creative style with exposed services and an abundance of natural light from floor to ceiling glazing.

The building has a manned reception entrance, secure bike storage, shower facilities and a communal courtyard area.

#### EPC:



An EPC is available on request

#### Old Fountain Old St Round onger Row Baths XOVO LSO St Luke 16 Old St **Dishoom Shoreditch** ondon EC1V 9BG **Bunhill Fields** old St Burial Ground St Shoreditch High Street Korean BBQ and Vegan The The Charterhouse 4507 Brewery N Barbican Centre B100 B100 rbican e **Spitalfields Market** Silk St FINSBURY SPITA BARBICAN Liverpool Street +++ Moorgate +

#### **TERMS**:



Available by way of an assignment or sublease until <u>July 2024.</u>

A new, longer lease is also available direct from the landlord.

### **VIRTUAL TOUR:**



Click here to view virtual tour

### **FLOOR AREAS & OUTGOINGS:**

Floor	<b>Size</b> (sqft)	Quoting Rent	Service Charge	Business Rates	<b>Total</b> (pa)	Total (pcm)
2 <sup>nd</sup>	5,431	£65.00	£9.26	£24.73	£537,614	£44,801

#### **VIEWINGS:**

Strictly through appointment by sole agent:

George Marment Email: gpm@makingmoves.london Tel: 07551 158799 or 020 3595 3121 Phil Snowden Email: ps@makingmoves.london Tel: 07765 722626 or 020 3595 3121

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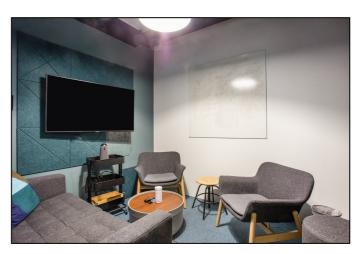














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# **HEAD OFFICE**

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# **WEST END**

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