



MAKING MOVES



EXIT



**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](mailto:info@makingmoves.london) **WEB** [www.makingmoves.london](http://www.makingmoves.london)



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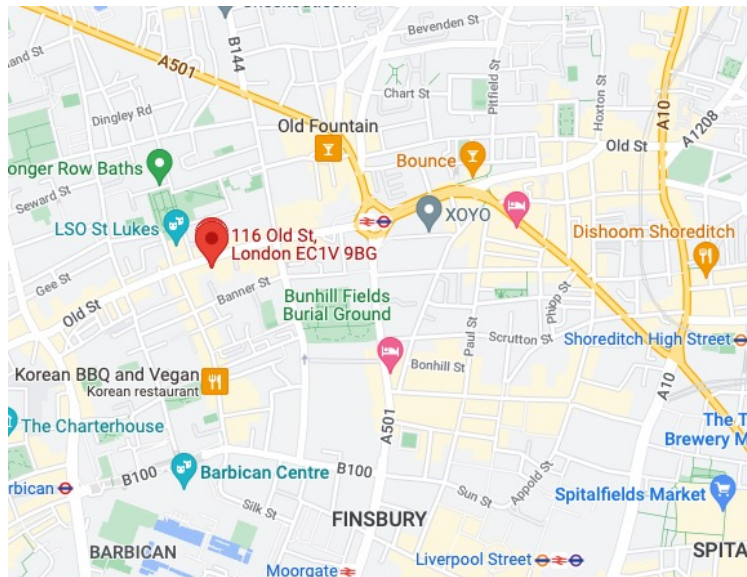
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## LOCATION:



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:



The office comes fully fitted in the perfect post covid way of working, with a large kitchen and breakout area, open plan desk 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.

## TERMS:



Available by way of an assignment or sublease until July 2024.

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

## EPC:



An EPC is available on request

## VIRTUAL TOUR:



[Click here to view virtual tour](#)

## FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (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



