

2nd 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 | Size (sqft) | Quoting Rent | Service Charge | Business Rates | Total (pa) | Total (pcm) |
|-----------------|--------------------|--------------|----------------|----------------|-------------------|-------------|
| 2 nd | 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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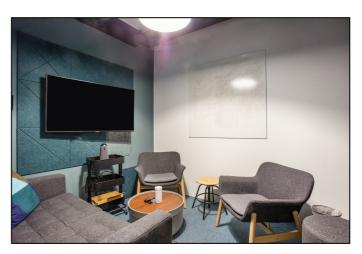














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HEAD OFFICE

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WEST END

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