

CLOISTERS, 196 OLD STREET
LONDON EC1V 9FR

1,080 - 9,959 SQ FT



DESCRIPTION

Cloisters is a collection of three buildings set around a secluded courtyard in the heart of Old Street.

The newly fitted out workspaces designed by Daytrip, feature wooden floors and earthy tones to create a modern yet calming work environment.

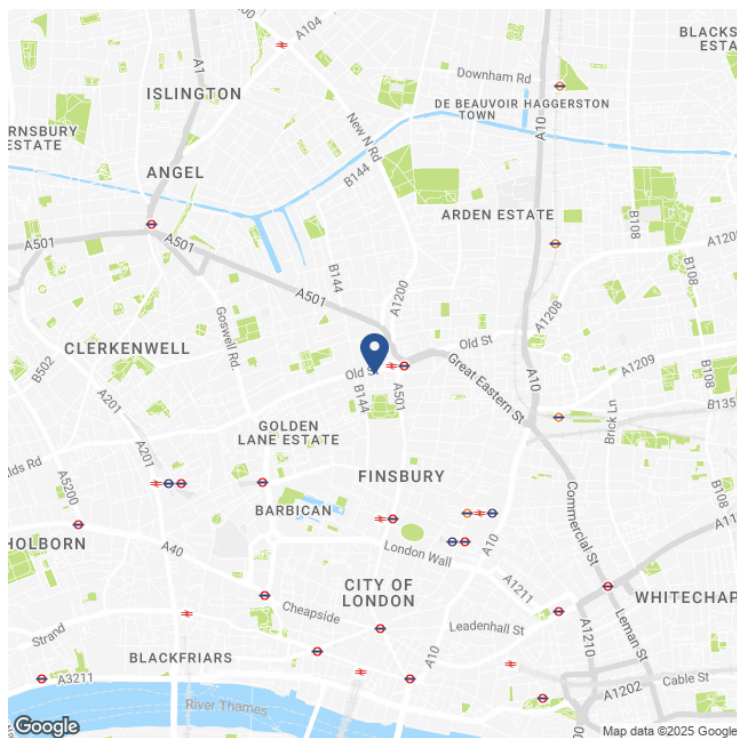
The communal courtyard is set against the backdrop of a living green wall and the sounds of the central water feature.

LOCATION

Located moments from Old Street station, TFL's plans to transform the roundabout into a more pedestrian and cycle friendly environment with new public space and a new station entrance are set to complete in early 2024.

Old Street station provides access to the Northern underground line and Great Northern railway lines.

Situated in a dynamic and vibrant district north of the City and east of Shoreditch, the area is inundated with coffee shops, cafes, restaurants, bars and cultural venues.



SPECIFICATION

- Newly refurbished fitted and furnished offices
- Unfitted units also available
- VRF air conditioning
- LED lighting
- Preinstalled fibre via Platform365
- Openable windows
- Communal courtyard
- Cycle racks and shower facilities
- 8-person DDA compliant passenger lifts

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
4TH EAST - FITTED	3,097	288
2ND EAST - FITTED	2,919	271
2ND WEST - FITTED	1,080	100
1ST EAST	2,863	266
TOTAL	9,959	925

TENURE

Lease: New lease direct from the landlord.

Guide Rent: £35 - £67.50 per sq ft

Rates Estimate: £19 per sq ft

Service Charge: £11.76 per sq ft

VAT: Elected.

CONTACT

Monique Kelliher
02071005555
monique@hk-london.com

Louis Jacobs
02071005555
louis@hk-london.com

Kit Warde-Aldam
0207 100 5555
kit@hk-london.com

FURTHER INFORMATION

