

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.

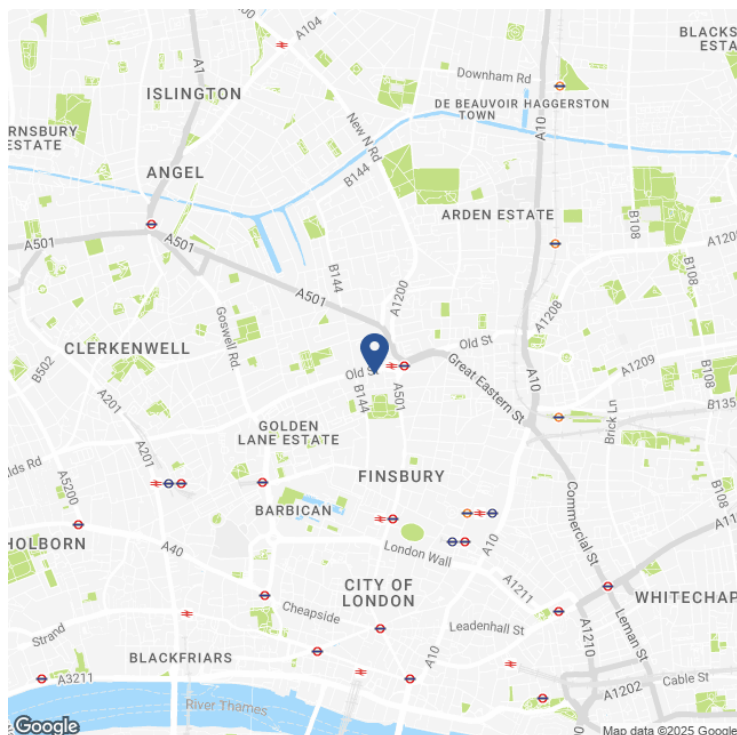
The communal courtyard is set against the backdrop of a living green wall and the sounds of the central water feature.

## 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
<b>TOTAL</b>	<b>9,959</b>	<b>925</b>

## 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](mailto:monique@hk-london.com)

**Louis Jacobs**  
02071005555  
[louis@hk-london.com](mailto:louis@hk-london.com)

**Kit Warde-Aldam**  
0207 100 5555  
[kit@hk-london.com](mailto:kit@hk-london.com)

## FURTHER INFORMATION

