

CLOISTERS, 196 OLD STREET  
LONDON EC1V 9FR

1,080 - 8,239 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.

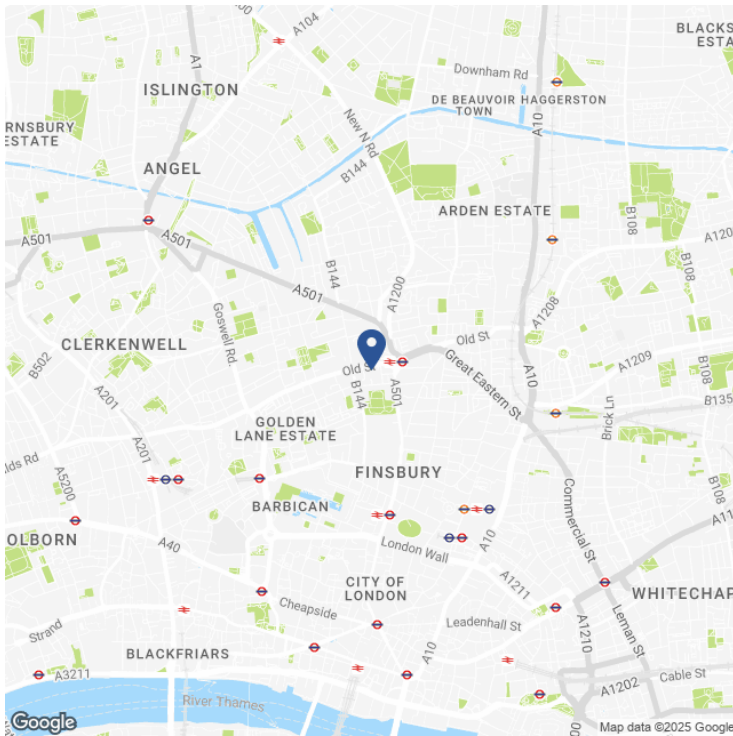


## SPECIFICATION

- Newly refurbished fitted and furnished offices
- 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
4TH WEST - FITTED	1,143	106
2ND EAST - FITTED	2,919	271
2ND WEST - FITTED	1,080	100
<b>TOTAL</b>	<b>8,239</b>	<b>765</b>



## TENURE

- Lease:** New lease direct from the landlord.
- Guide Rent:** £55 - £67.50 per sq ft
- Rates Estimate:** £17.5 per sq ft
- Service Charge:** £9.17 per sq ft
- VAT:** Elected.

## CONTACT

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## FURTHER INFORMATION

