

NEW INSTRUCTION

12 OLD STREET, EC1

COMPREHENSIVELY REFURBISHED OFFICES TO LET

APPROX. 8,161 SQ FT (758.3 SQ M)



**12 Old Street
Barbican
London
EC1**

- Impressive Self-Contained HQ building
- Comprehensively Refurbished throughout
- Approx. 8,162 sq ft (NIA)
- Grade II Listed Building in a prime Old Street location

LOCATION

Located on the South side of Old Street, close to its junction with Sycamore Street and directly opposite Morelands, a Derwent London development.

The property is surrounded by a vast array of restaurants, bars, and coffee shops. The area is also popular with various creative business and is stone's throw away from Clerkenwell Road, one of Europe's leading showroom destinations. Old Street Roundabout, where new emerging companies are situated among fast growing and established business is a short walk away.

Barbican (Circle, Hammersmith & City, Metropolitan), Old Street (Northern Line and Mainline Services) and Farringdon (Circle, Hammersmith & City, Metropolitan, Elizabeth Line and Thameslink) are within short walking distance.

DESCRIPTION

The building has been comprehensively refurbished throughout to provide brand new Cat A offices and offers an ideal HQ opportunity. Newly refurbished Grade II Listed office building situated in a prime Old Street location:

- Comprehensively refurbished
- Excellent natural light
- Fantastic floor to ceiling heights
- Modern finishes throughout
- Impressive reception lobby
- Showers and cycle storage facilities
- Passenger lift
- Air conditioning
- Significant window frontage
- Self-contained HQ opportunity
- Loading access from the rear

ACCOMMODATION

Approximate net internal floor areas (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M
4 th floor	1,291	119.9
3 rd floor	1,359	126.3
2 nd floor	1,325	123.1
1 st floor	1,314	122.1
Mezzanine	564	52.4
Ground floor	1,147	106.6
LG floor	1,161	107.9
Entire Building	8,161	758.3

Viewing strictly by appointment via Carter Jonas or its joint agent Susskind

Anders Horwood

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Susskind

Tel: 020 7831 8311

TERMS

A new full repairing & insuring lease for a term by arrangement direct from the landlord.

OUTGOINGS

Rent: £65.00 per sq ft exclusive

Service charge: £TBC per sq ft per annum exclusive (YE 2023)

Business Rates Payable: Approx. £TBC per sq ft per annum exclusive (2023/24)

*please note you are advised to make your own enquires in this regard.

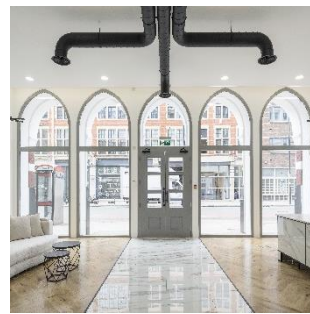
VAT

The property is elected for VAT.

EPC

An EPC has been commissioned and will be available on request.

SUBJECT TO CONTRACT

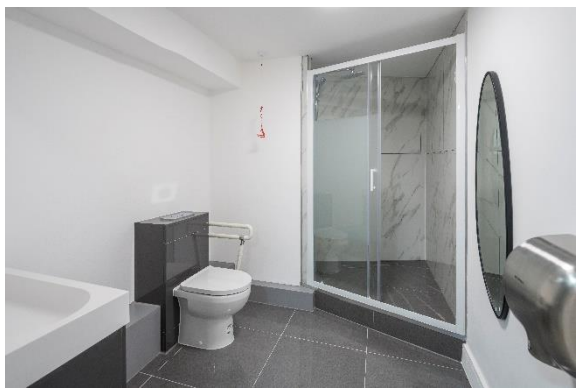


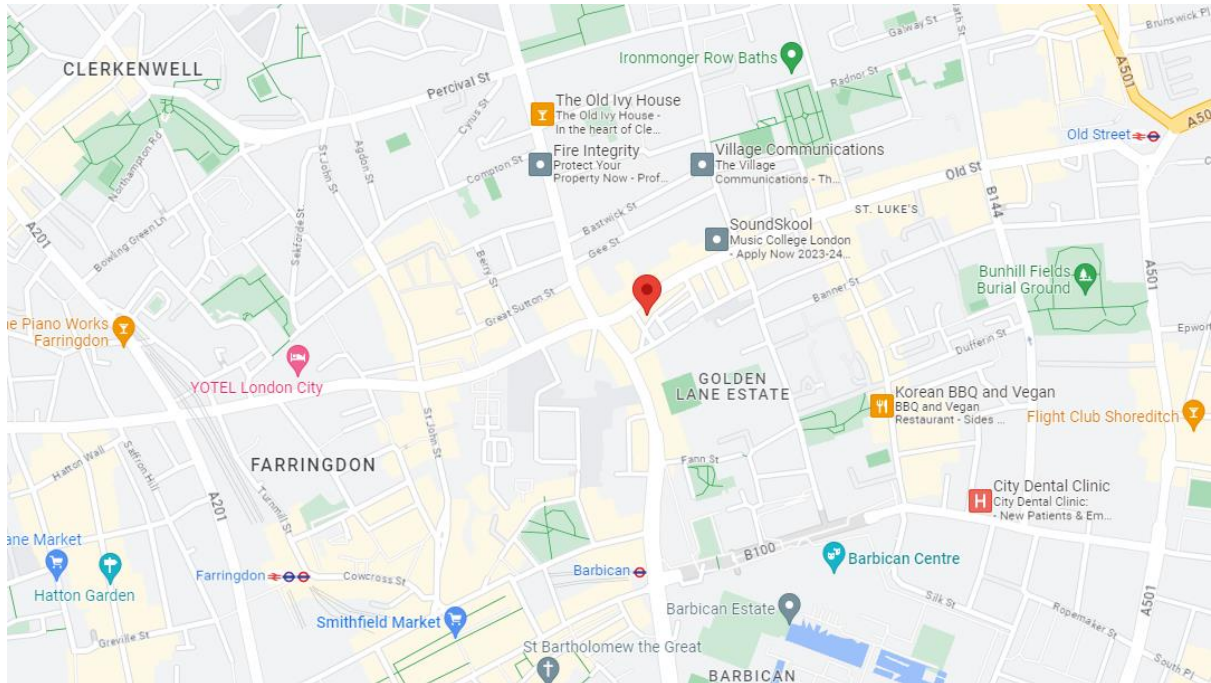
IMPORTANT INFORMATION

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Carter Jonas







Location Plan (not to scale)

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