



STRETTONS

EST 1931

41-47 Old Street, London, EC1V 9HX

**TO LET**

Healthcare / Office / Showroom /  
Educational

11,721 sq ft / 1,088.9 sq m

£39.50 per sq ft

# Prominent self-contained commercial building, suitable as a London HQ/campus



- Fully self-contained HQ/campus building
- Fitted with private suites and meeting rooms
- Large private roof terrace with views of The city and surrounds
- Extensive breakout area with phone booth and meeting booths
- Equalities Act compliant
- Ground floor reception with access onto Old Street
- Good rear loading access

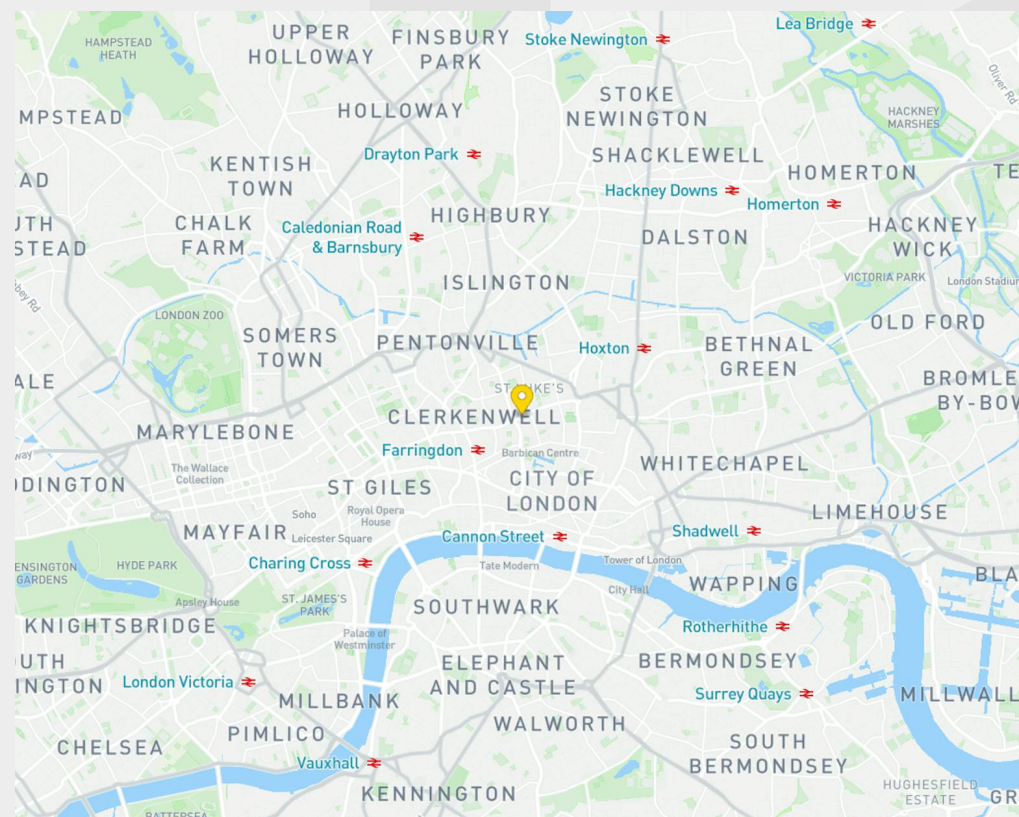


## Description

Offering extensive ground floor frontage onto Old Street, this HQ/Campus style building would suit a range of possible occupiers including office, showroom, medical and education (STP). There is an impressive reception on ground floor and good loading access from the rear with an expansive private roof terrace with furniture and impressive views. The building offers high quality break-out space, private phone booths as well as a range of small to large meeting rooms and office suites. Long term leases are available direct from the freeholder.

## Location

Situated on Old Street Road, close to the junction of Goswell Road the property is situated just 6 minutes from Barbican Station, with Farringdon and Old Street Station both accessible within a 10 minute walk too. The immediate areas hosts a wealth of a popular cafe's, artisan bakeries and sought after restaurants.



## Accommodation / Availability

Floor/Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Basement	2,134	198.26	£39.50	£8.43	n/a	Available
Ground	2,516	233.74	£39.50	£17.58	n/a	Available
1st	2,386	221.67	£39.50	£16.74	n/a	Available
2nd	2,332	216.65	£39.50	£16.74	n/a	Available
3rd	2,353	218.60	£39.50	£16.74	n/a	Available
Total Building	11,721	1,088.92	£39.50	£15.46 (average figure)	n/a	Available

### Tenure

New Lease

### EPC

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### VAT

Not applicable

### Configuration

Fitted

### Contacts

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