



CHAPTER HOUSE

BRUNSWICK PLACE, OLD STREET, LONDON EC1

Size: 4,850 - 33,982 sq ft

Area: Old Street

Chapter House, formerly a Victorian school house, was built in 1886. The building was recently comprehensively refurbished, retaining a wealth of character and providing 34,000 sq ft of high quality Grade A office accommodation over the lower ground, ground and four upper floors. An ideal home for creative and tech businesses.

*Designed on volume,
specification and location.
Chapter House powers the
unique. Agile space designed
with a distinct identity, where
design classics blend with
their modern future.*

Grade A office: _____ Area: Old Street





The external façade of the former Victorian school house has been retained, providing a stylish profile to the building. In classic building style of that period, the 1st to 3rd floors feature high ceilings and large windows, flooding the workspaces with natural light.

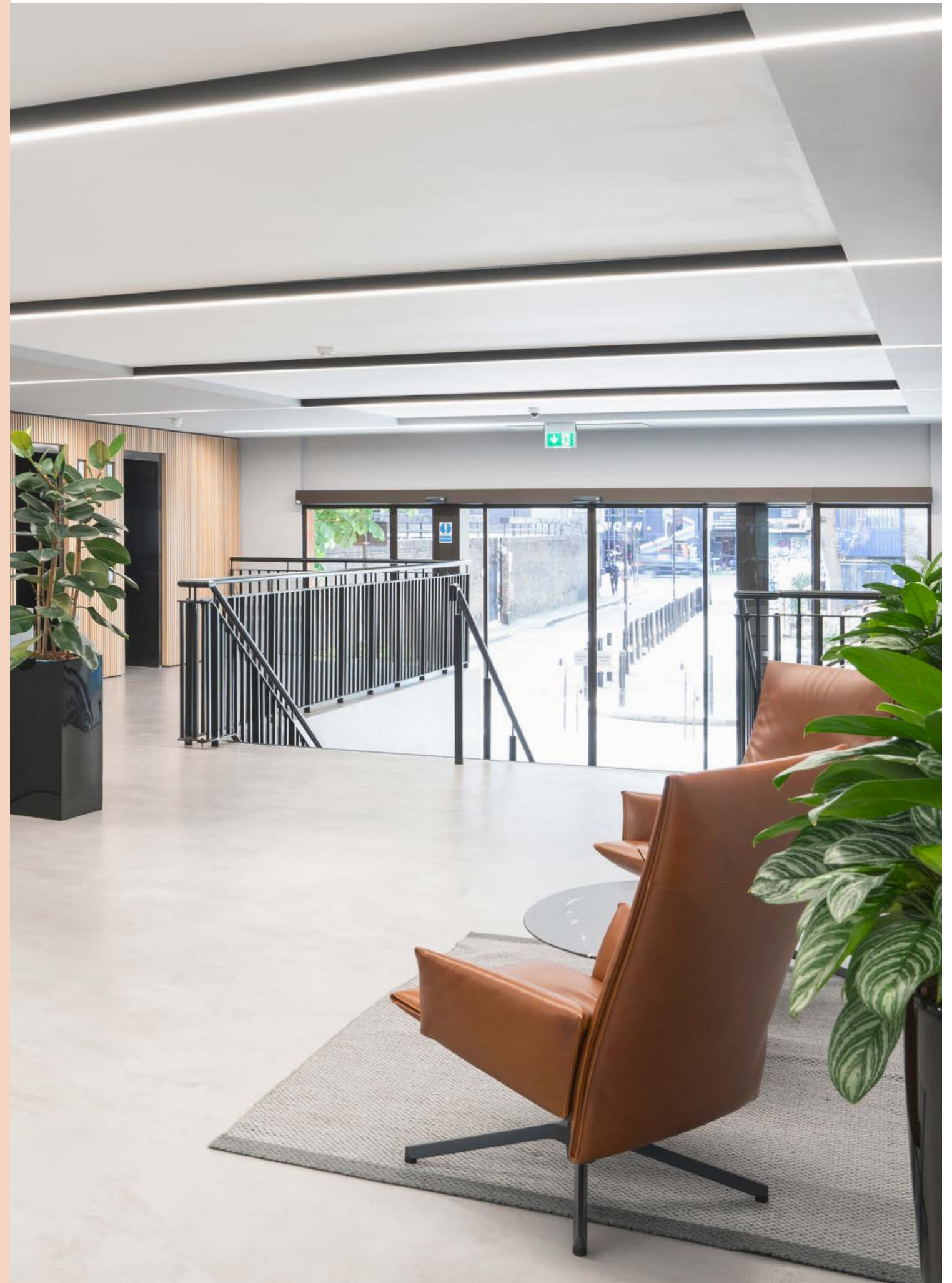
Designed on
volume, specification
& location.

Contemporary refurbishment

Area: Old Street

The smart fit for business.

*A welcoming and open dual lobby entrance -
Brunswick Place + Cranwood Street*



*Contemporary
refurbishment and
extension of a former
Victorian school house
providing approximately
33,000 sq ft of
office accommodation.*





*Light and airy space,
exposed original
brickwork, and
stylish terrace
areas can all be found
on the third floor.*

Openly *designed,* *made to flex.*

*With light, airy and spacious floorplates, one floor
is offered as CAT A, whilst two are provided as
fully fitted, offering flexibility for any set up.*

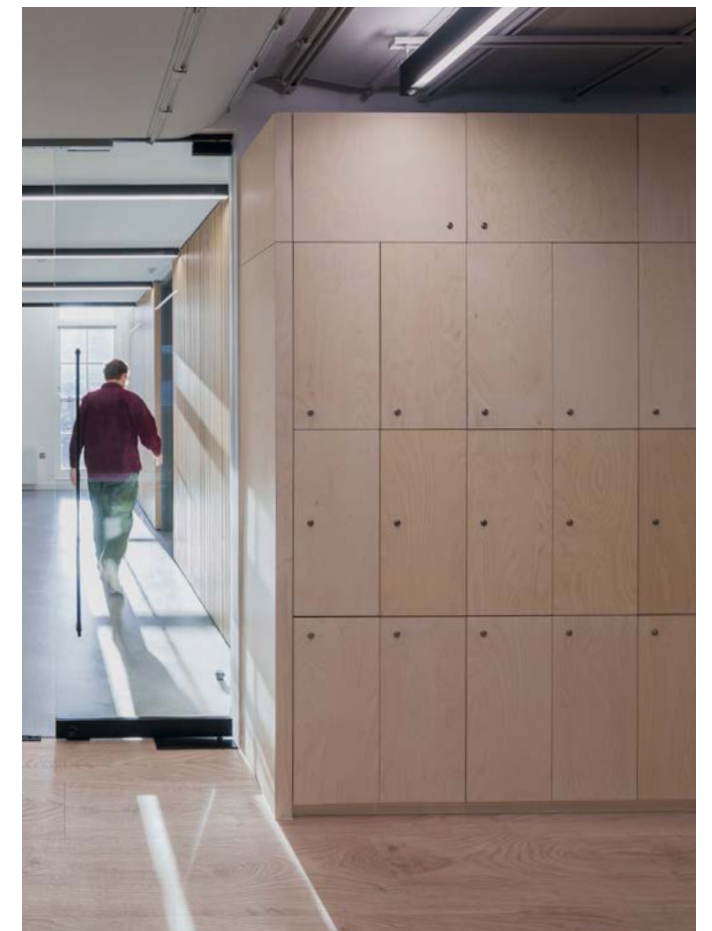


*Approx. 33,000 sq ft
of office space over
5 floors featuring
exposed services and soffit
that will allow occupants
to benefit from the full
volume of the space.*

<i>Floor</i>	<i>Configuration</i>	<i>Sq ft</i>	<i>Sq m</i>
Fourth	CAT A+	4,850	451
Third	CAT A+	5,722	532
Second (LET)		7,425	690
First	CAT A+*	7,412	689
Ground		5,343	496
Reception		1,655	154
Lower Ground		1,575	146
Total		33,982	3,158

*can be fitted to a tenant's bespoke requirements, subject to deal terms

Dual entrance lobby. 2 x terraces.
Commissionaire. 86 cycle spaces.
86 lockers. 9 showers. Towel service
and changing rooms. New flexible air
conditioning. Light and spacious.
Exposed services with suspended LED
lighting. Full access raised
floor. 2 x Passenger lifts. EPC A.
BREEAM “very good”.



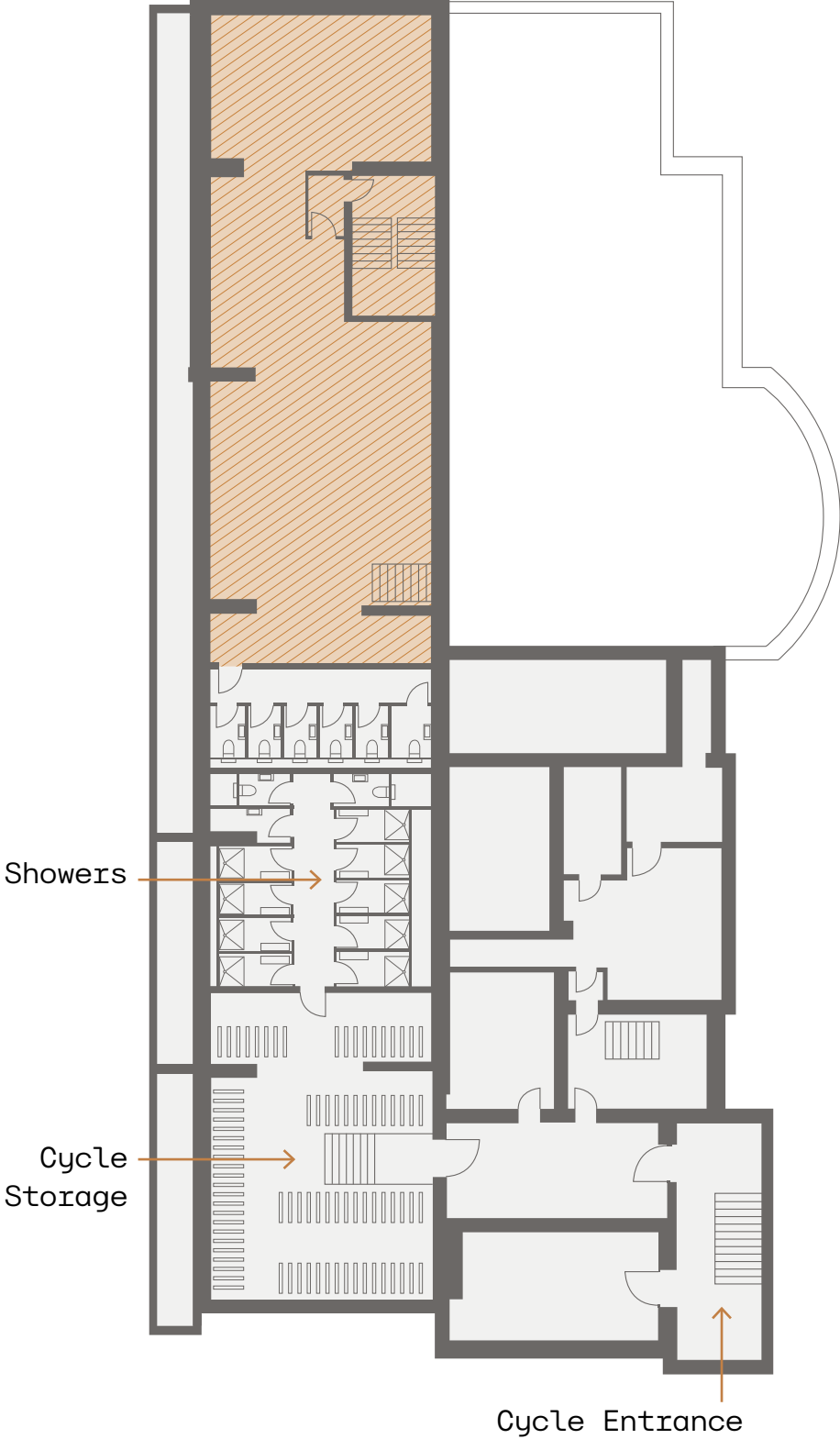


Floorplans

The space

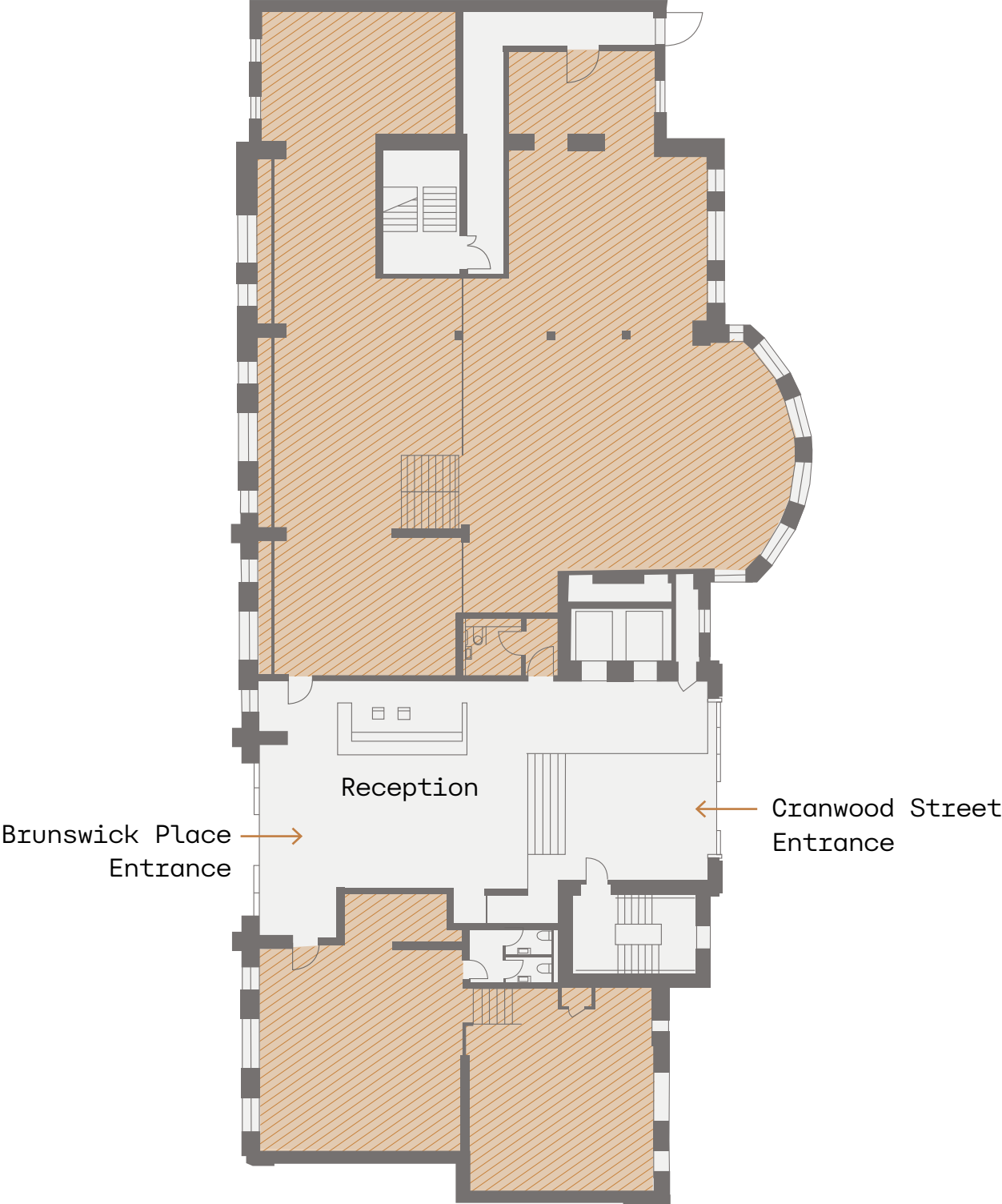


Lower Ground Floor



Size: 1,575 sq ft 146 sq m

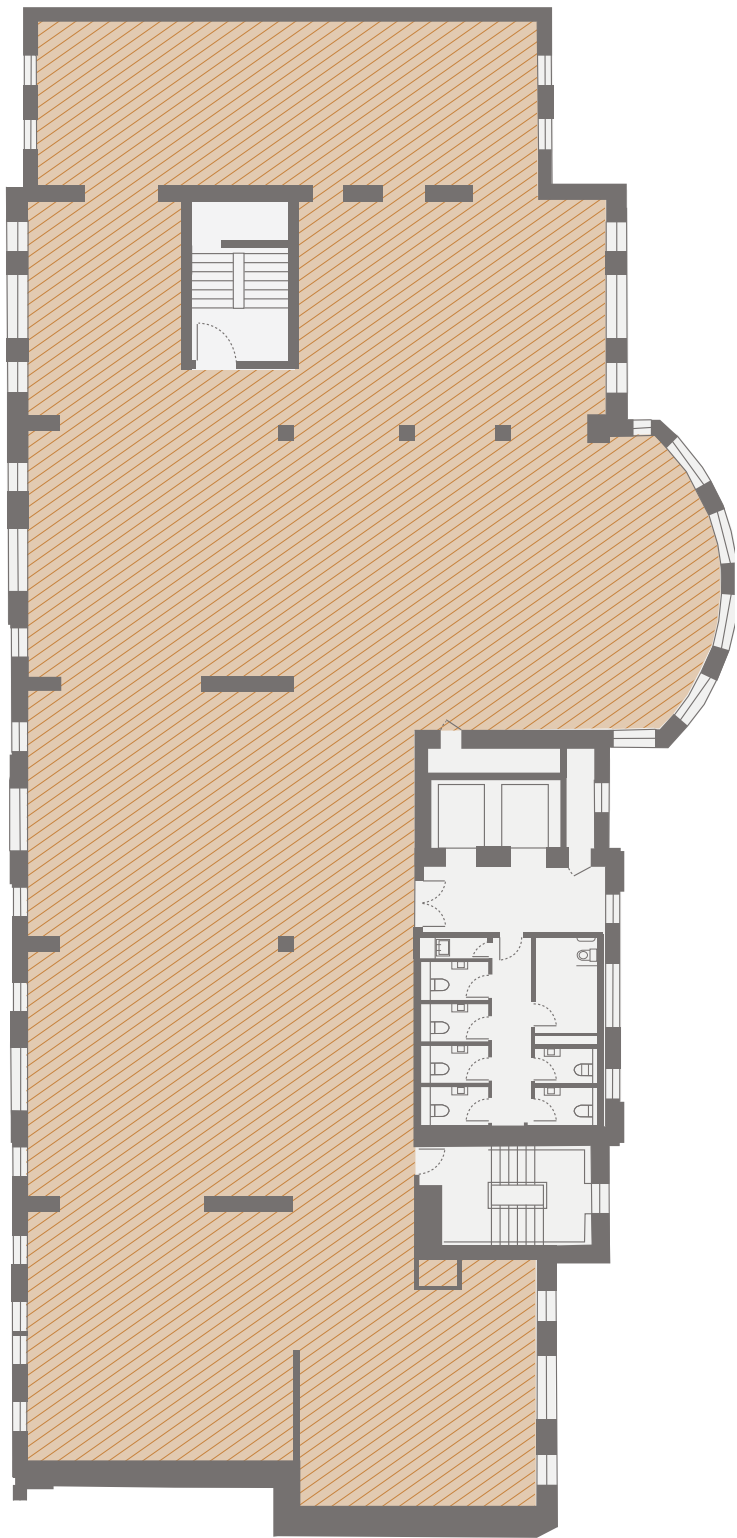
Ground Floor



Size: 5,343 sq ft 496 sq m

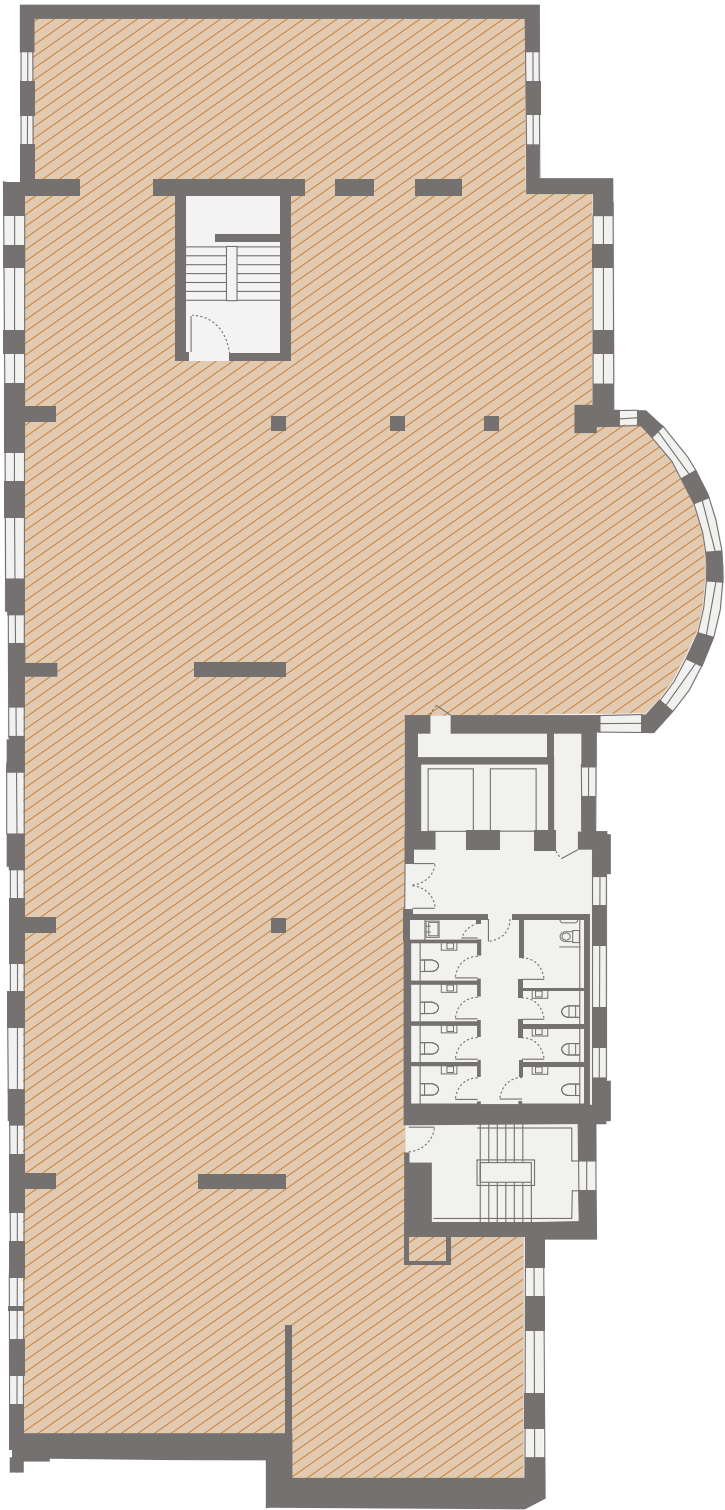


First Floor



Size: 7,412 sq ft 689 sq m

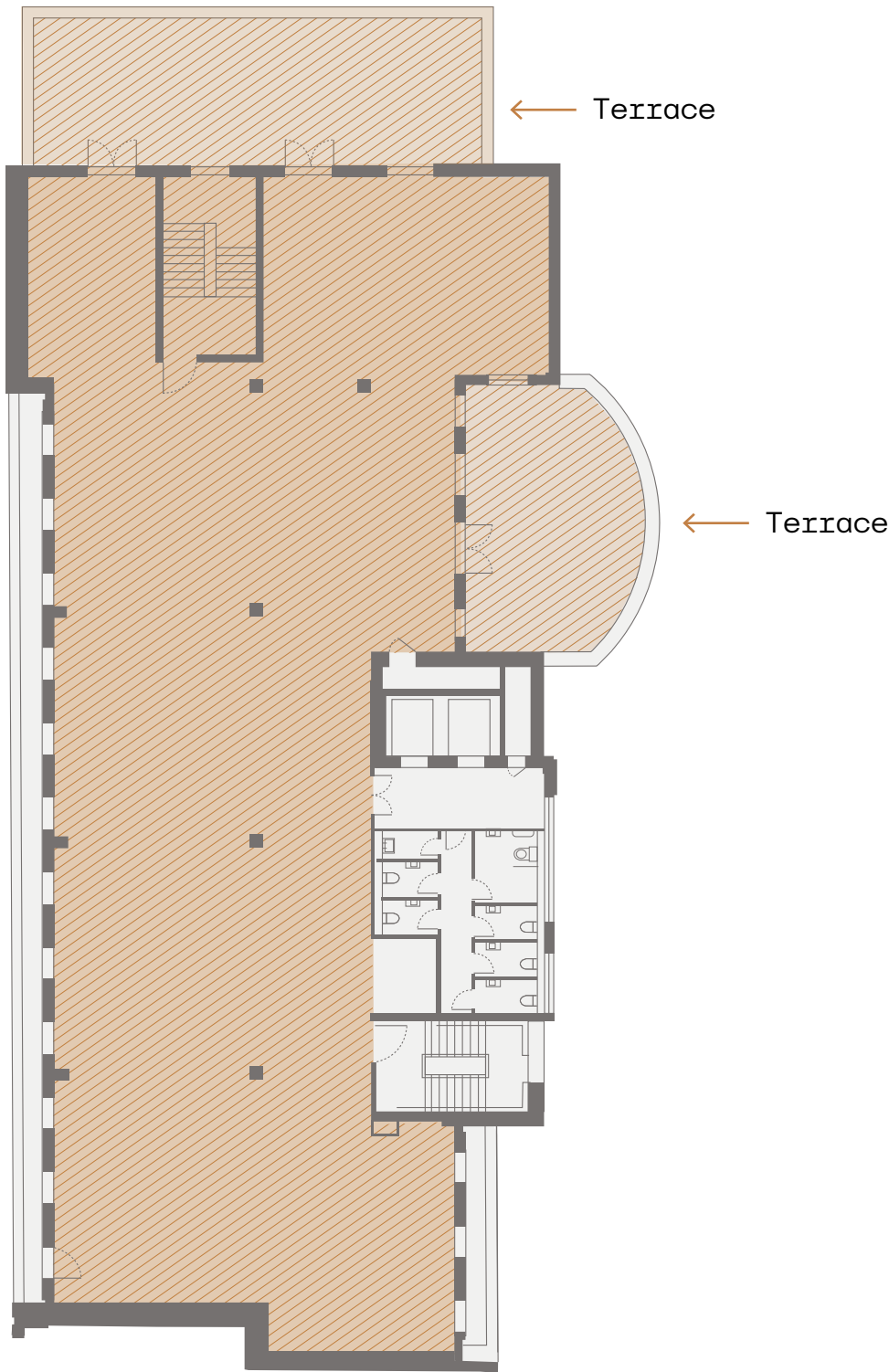
Second Floor



Size: 7,425 sq ft 690 sq m

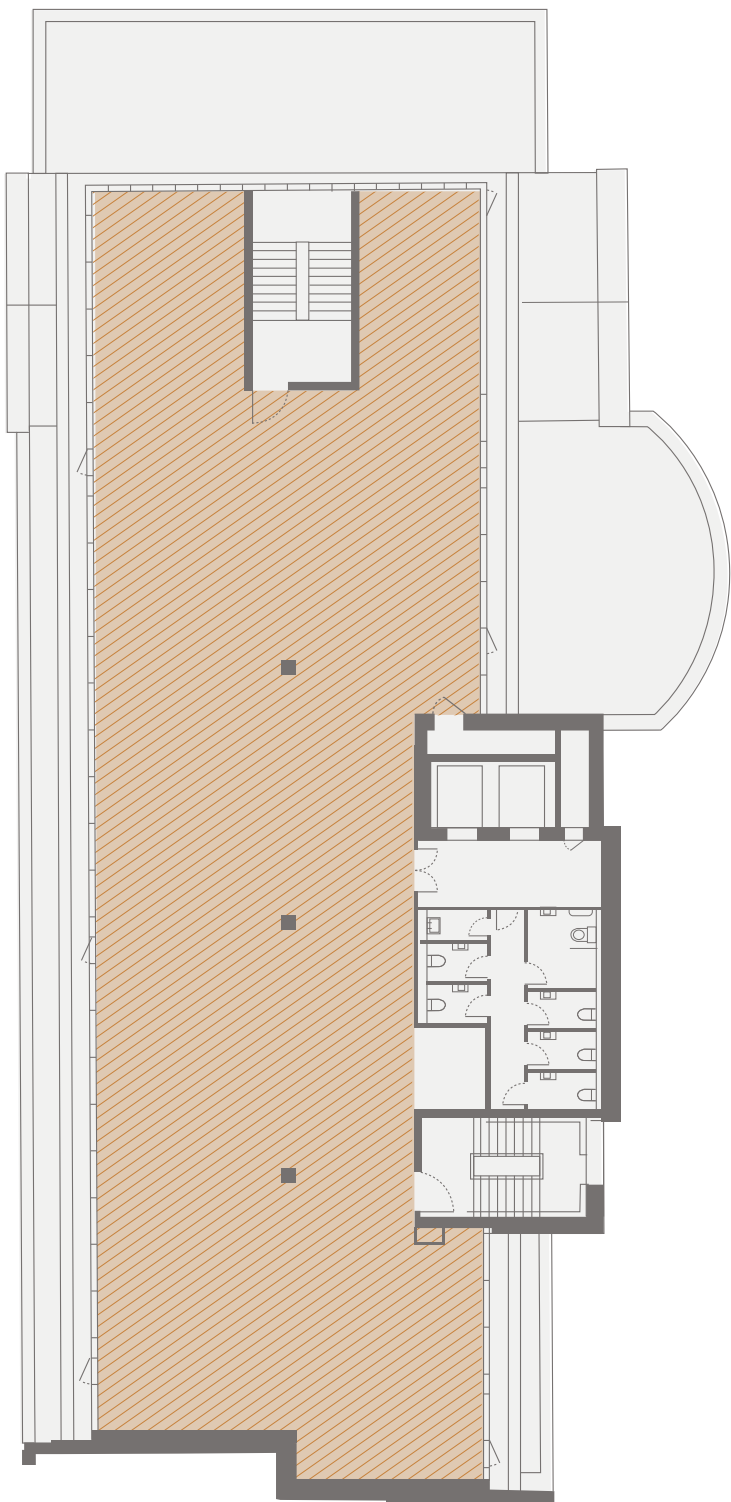


Third Floor



Size: 5,722 sq ft 532 sq m

Fourth Floor



Size: 4,850 sq ft 451 sq m

Interiors



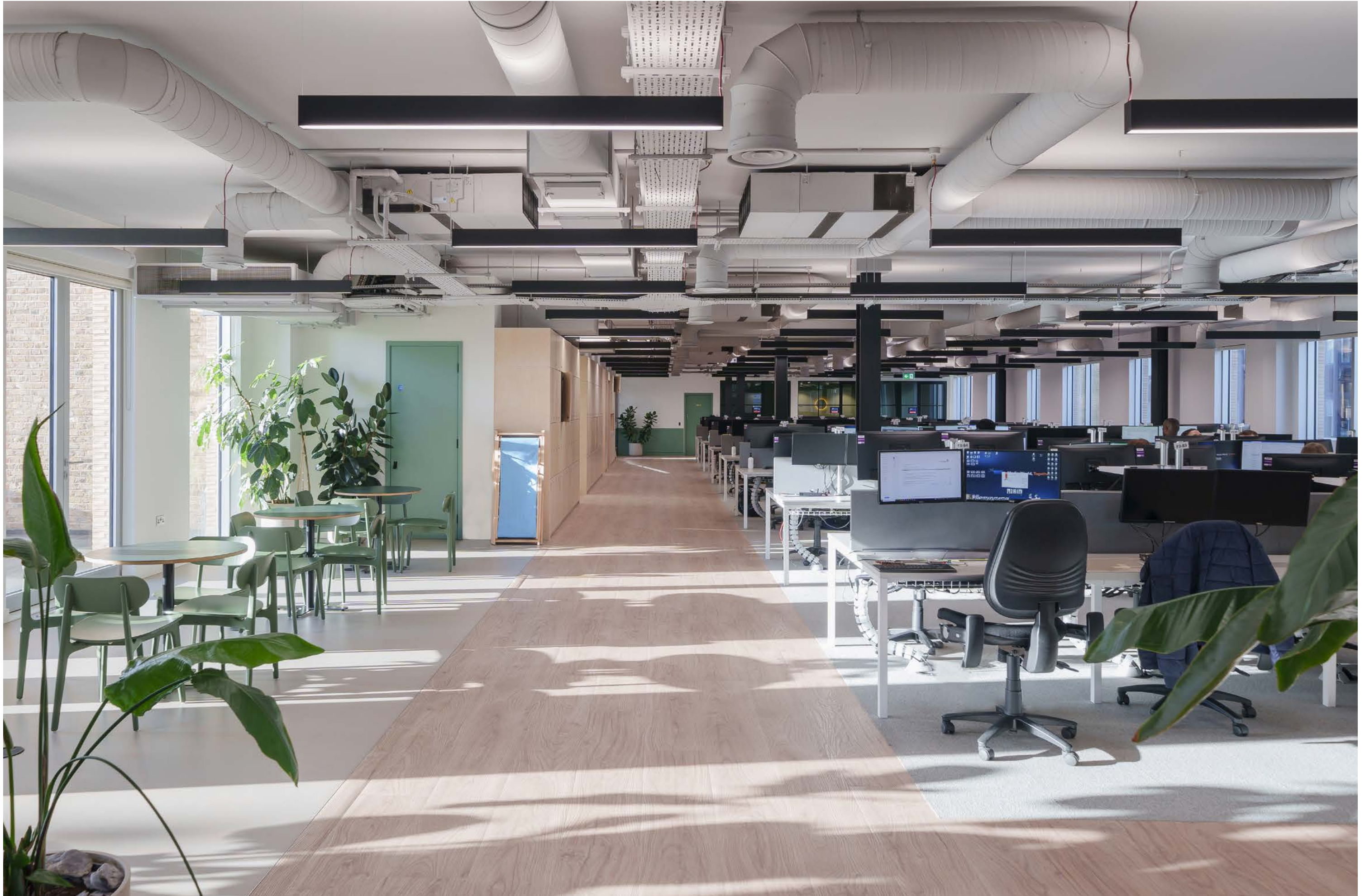
In the details

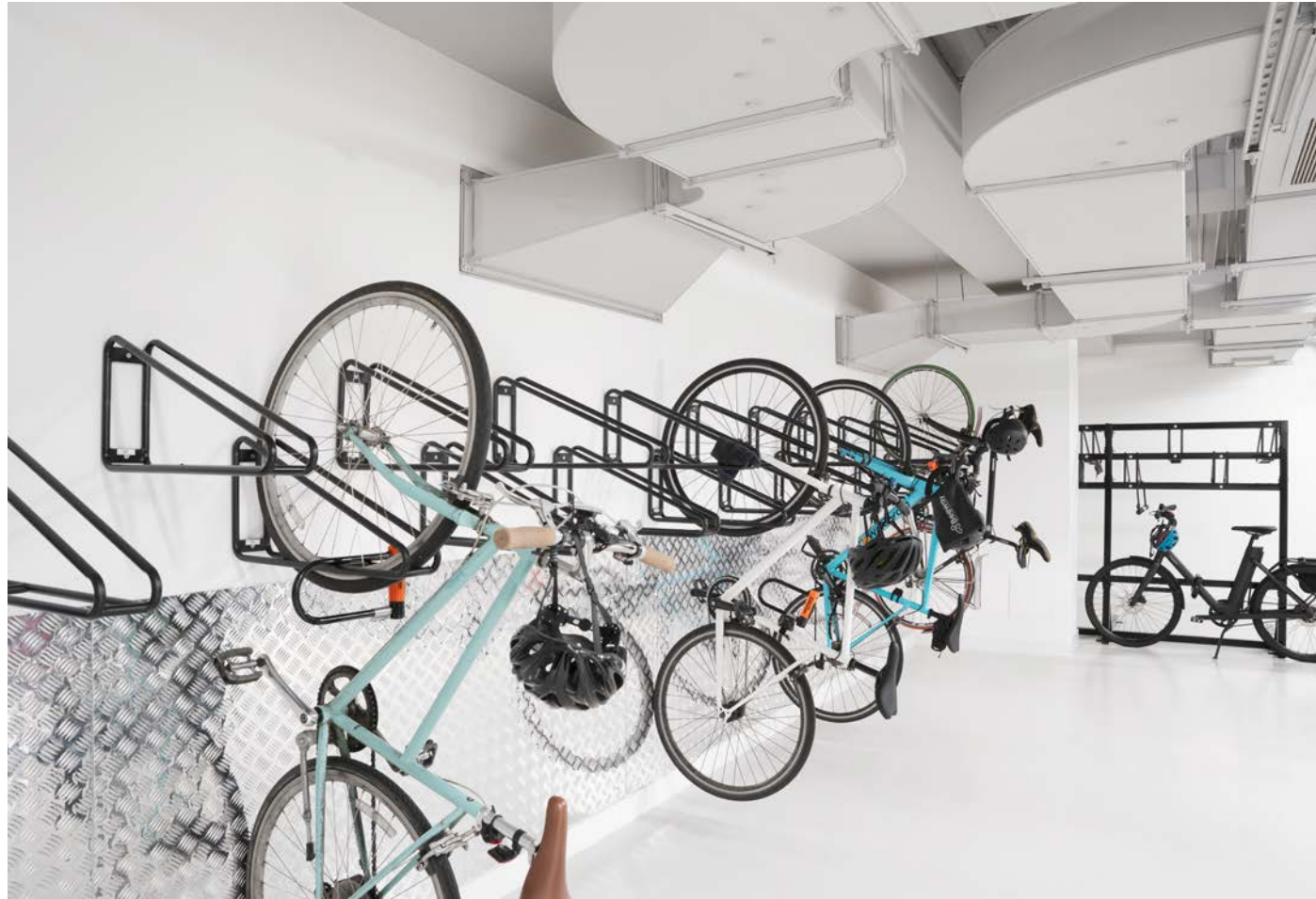
*fit-out shown for indicative purposes only











Secure cycle storage

Cranwood Street entrance

86 Cycle *spaces*,
86 lockers, 9 showers
and towel service.



Electric power showers

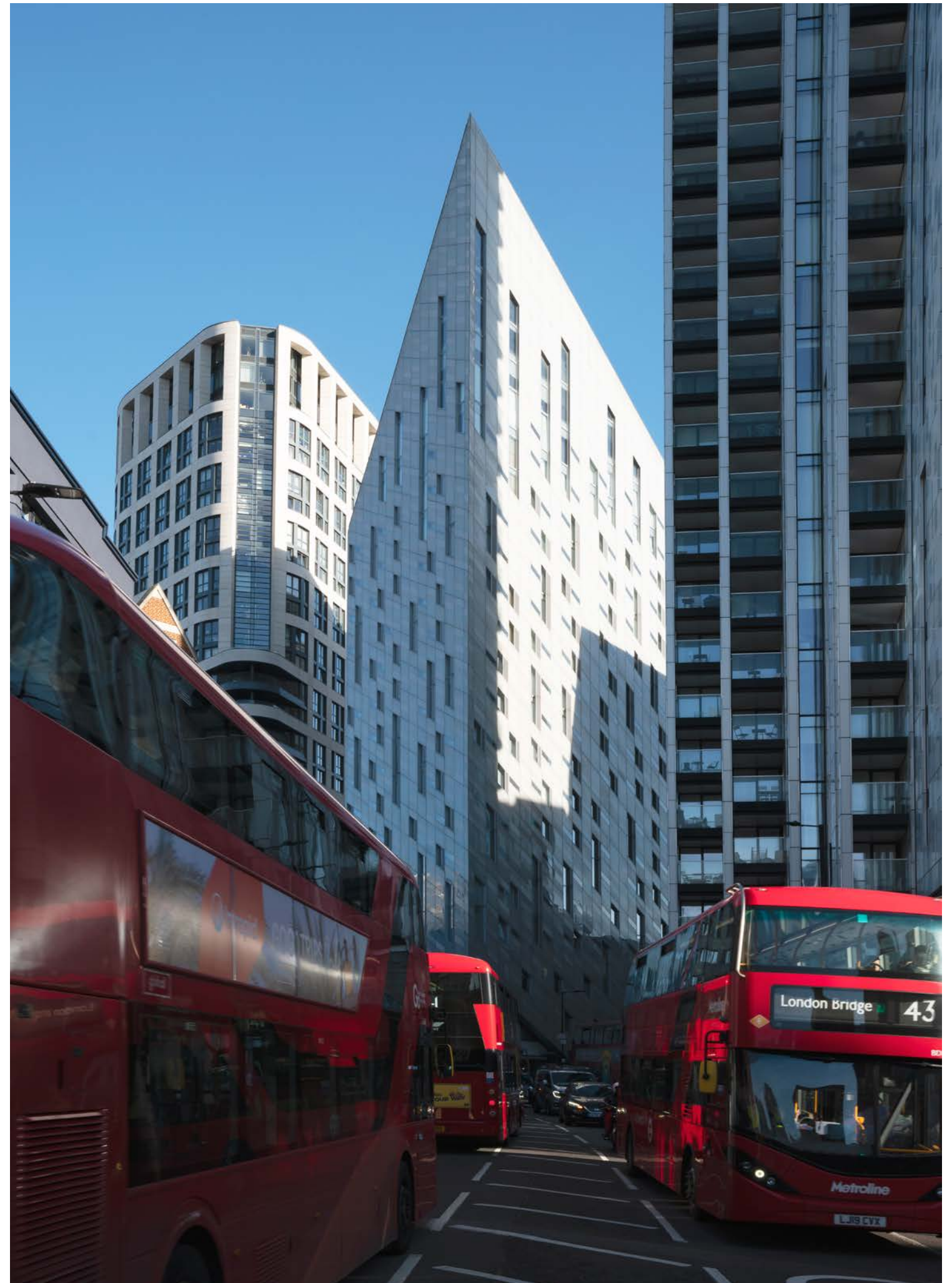


Towel service & changing rooms

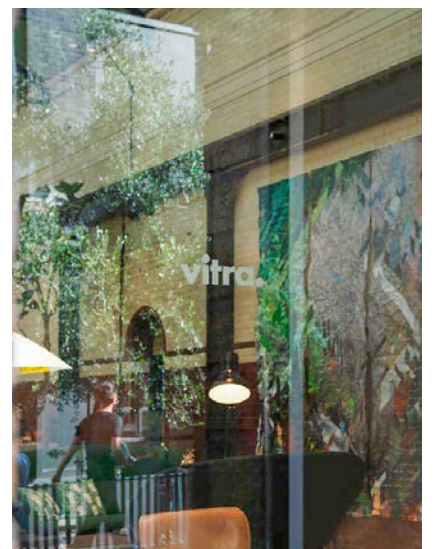
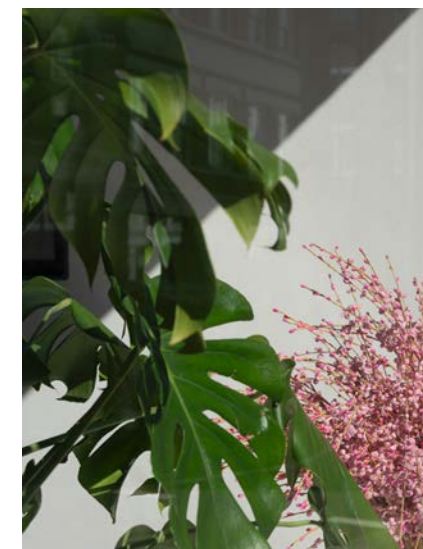
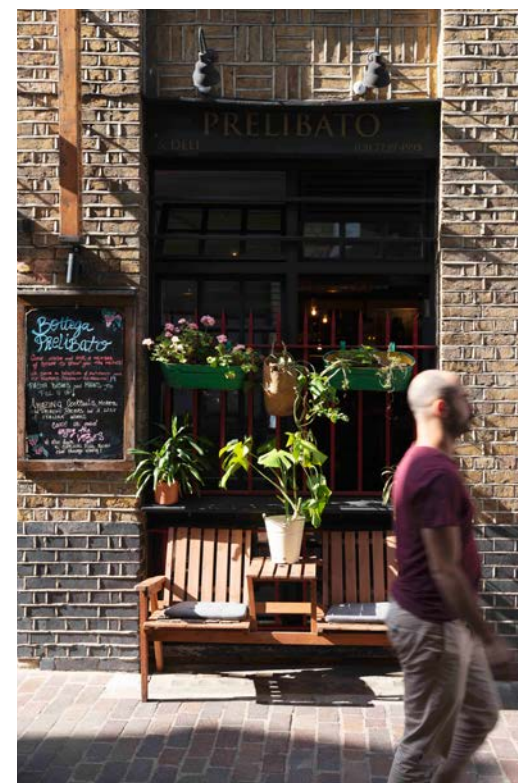


A city centric business location.

*Within minutes of Bank and the vibrant
heart of the City of London.*



*From baristas
to Boxpark - from
food to fashion,
the location offers an
abundance of design,
style and taste.*





*A thriving, well-connected
East London hub.*

Tube from

Old Street

04 minutes
Kings Cross

Bank
2 stops - 4 mins

London Bridge
3 stops - 6 mins

Euston
3 stops - 6 mins

Walking from

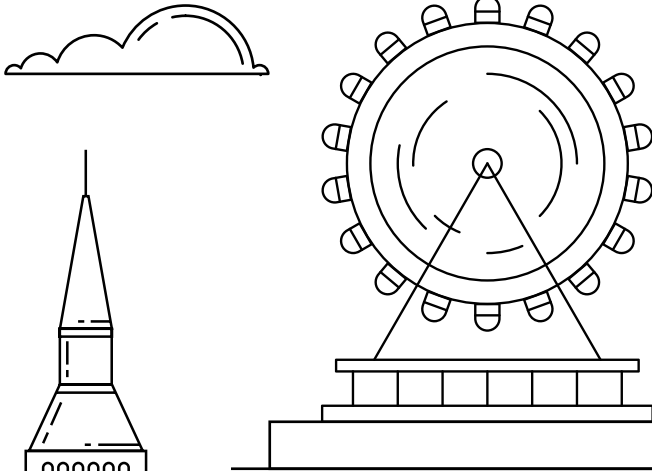
CHAPTER HOUSE

02 minutes
Old Street

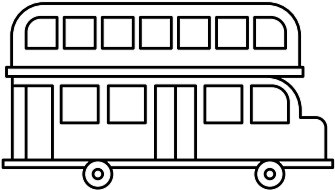
Shoreditch High Street
5 mins

Hoxton Station
5 mins

Moorgate
10 mins



Taxi
16 minutes
Waterloo



Bus from
Old Street

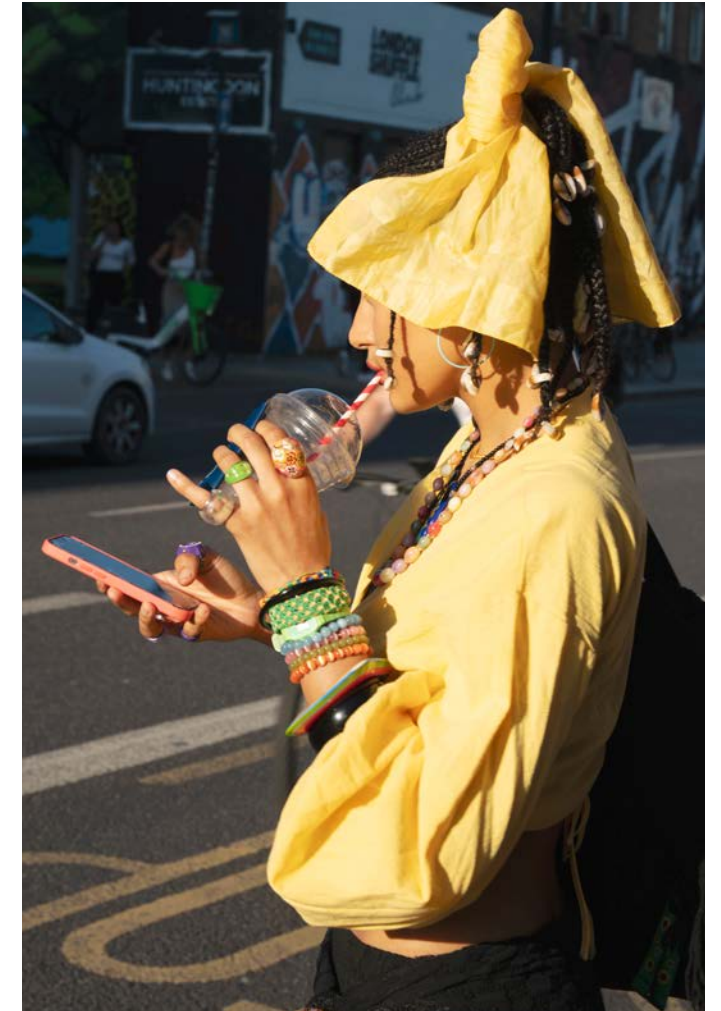
07 minutes
Blackfriars

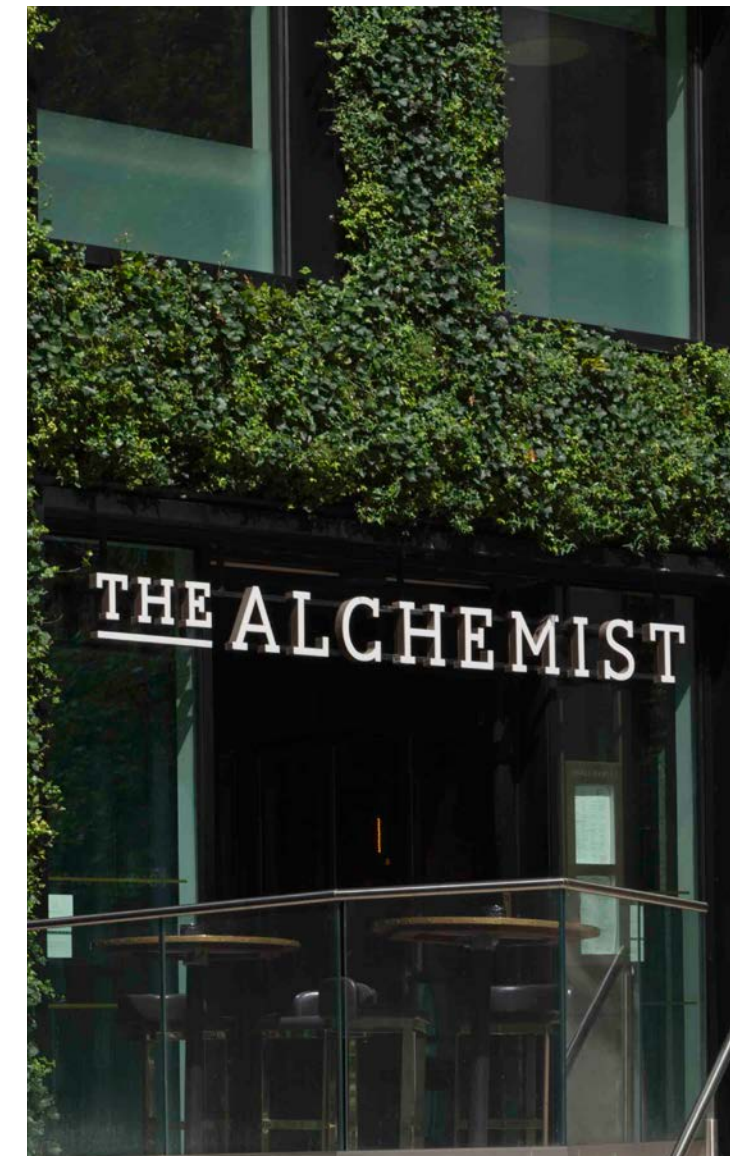
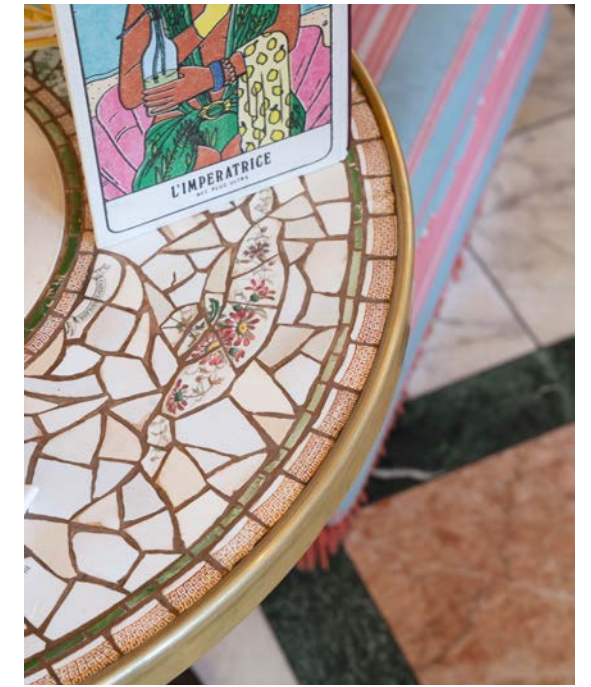
14 minutes
Spitalfields

10 minutes
St Pauls

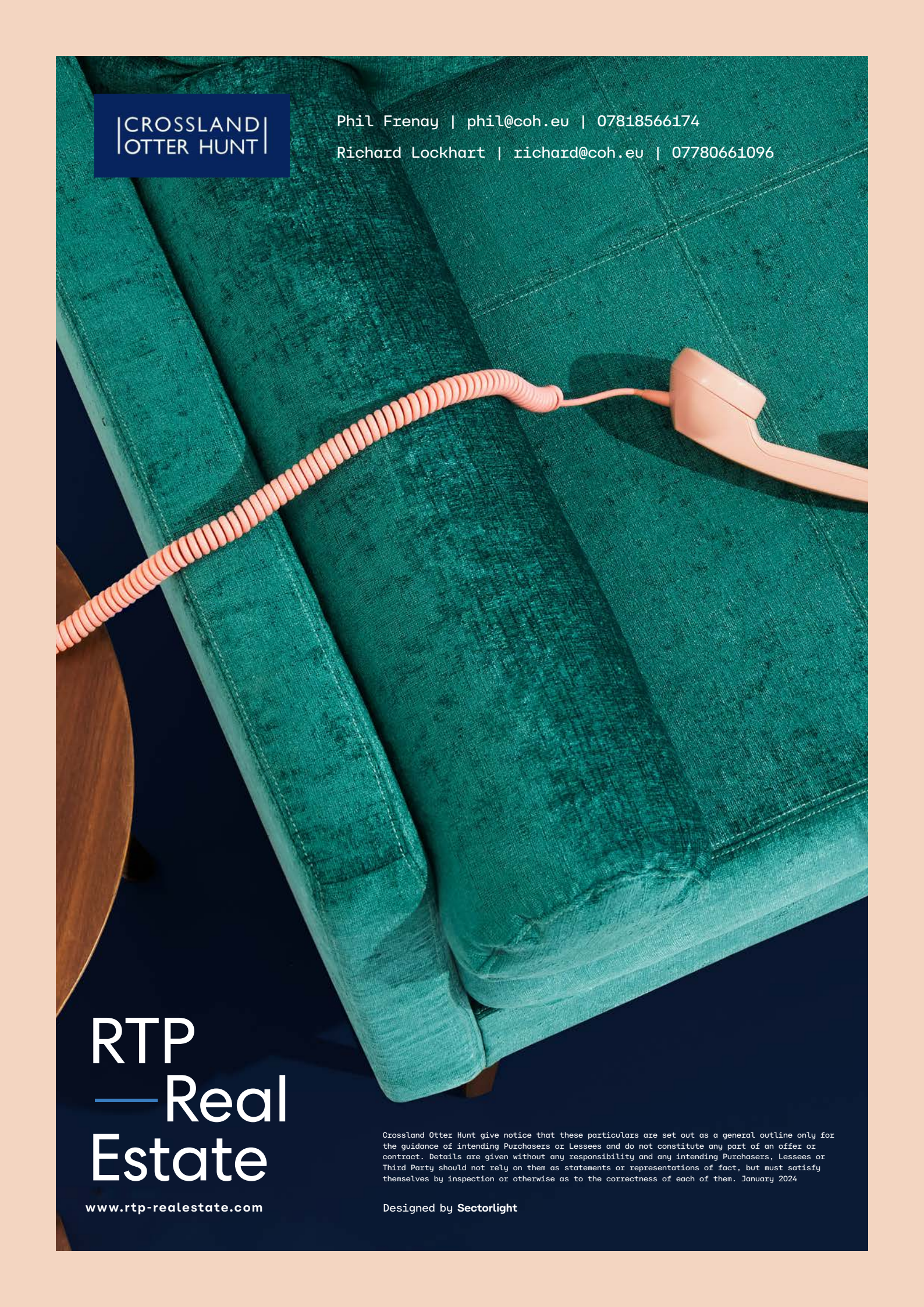


An eclectic mix of thriving coffee shops and roasteries. Immerse yourself in emerging trends and speciality coffee tasting. Former Victorian school near many Michelin-starred restaurants.









CROSSLAND
OTTER HUNT

Phil Frenay | phil@coh.eu | 07818566174

Richard Lockhart | richard@coh.eu | 07780661096

RTP
— Real
Estate

www.rtp-realestate.com

Crossland Otter Hunt give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. January 2024

Designed by **Sectorlight**