



50 Featherstone Street EC1

Modern, refurbished office
space ideally situated in the middle of
internationally-renowned Tech City.
1,335 - 4,920 sq. ft.

Modern, stylish and elegant interior features.



Newly refurbished floors



Fitted and furnished
office suites



Bespoke fit-out
options available



Architecturally designed
entrance area with
commissionaire



Reclaimed and
repurposed reception
feature wall



Communal breakout
and meeting space



Secure cycle
storage and
showers



Fully DDA
compliant





Tranquil reception
designed for
collaboration.

THE AREA

Situated in the heart of vibrant Old Street.

Restaurant & Hotels

- 01 Blacklock
- 02 Bone Daddies
- 03 Breddos Tacos
- 04 LaLaLand
- 05 Enoteca da Luca
- 06 Daffodil Mulligan
- 07 The Jugged Hare
- 08 Manteca
- 09 Brat
- 10 Serata Hall
- 11 Temper
- 12 Gloria
- 13 One Hundred Shoreditch
- 14 The Curtain
- 15 Eight Moorgate
- 16 Nobu Hotel

Bars & cafes

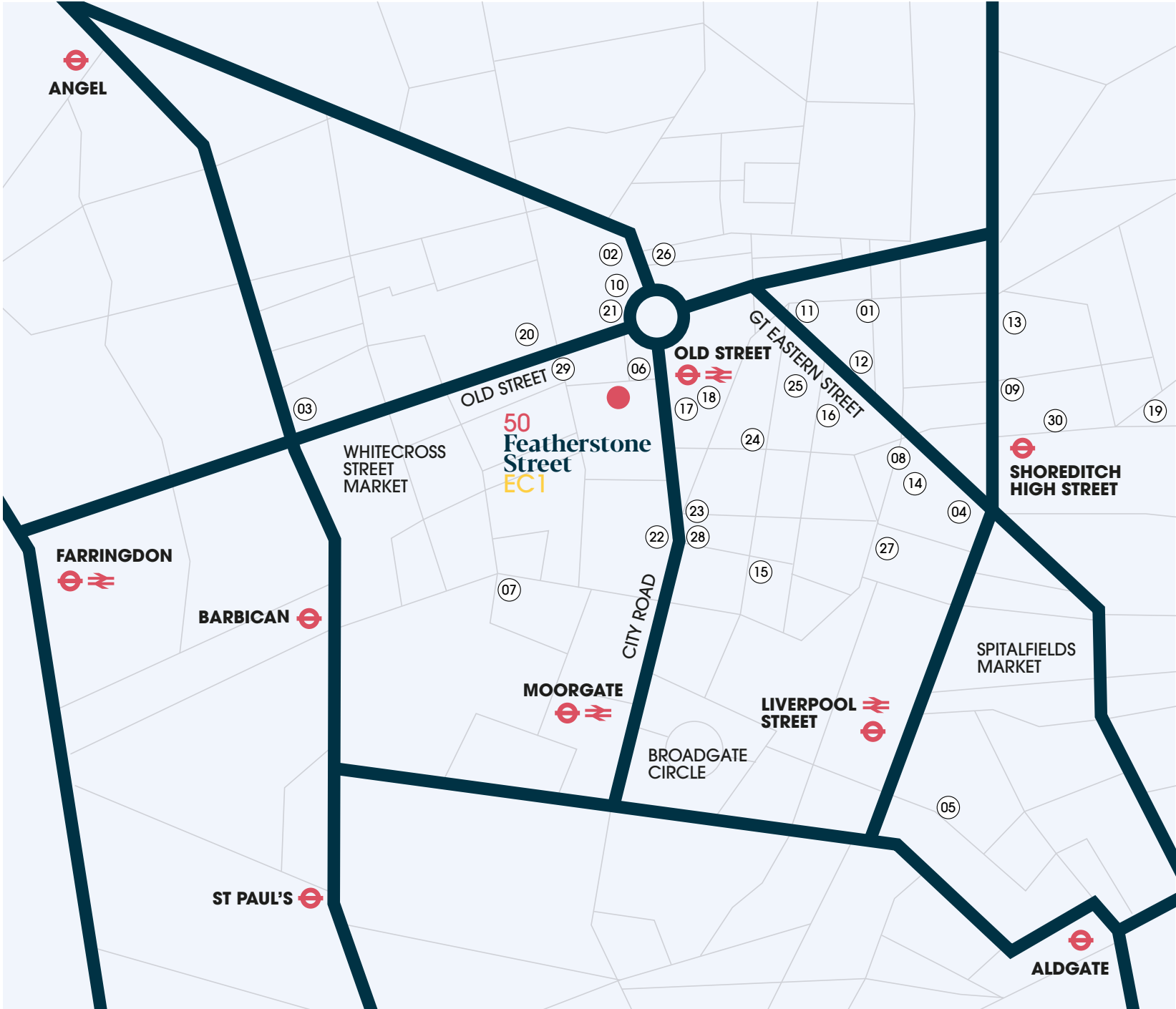
- 17 Lantana
- 18 Ozone Coffee Roasters
- 19 Franzè & Evans
- 20 Pasta Nostra
- 21 Shoreditch Grind
- 22 Finch's
- 23 Flight Club
- 24 The Fox
- 25 The Princess
- 26 Nightjar
- 27 Queen of Hoxton
- 28 Singer Tavern
- 29 Tayer + Elementary
- 30 Boxpark

Travel times

- Walking**
- Old Street – 3 mins
 - Moorgate – 10 mins
 - Liverpool Street – 13 mins
- Tube**
- London Bridge – 5 mins
 - King's Cross – 7 mins
 - Waterloo – 11 mins
 - Victoria – 18 mins
- Elizabeth Line**
- Tottenham Ct Rd – 4 mins
 - Canary Wharf – 6 mins
 - Paddington – 10 mins
 - Heathrow – 33 mins

Travel times estimated with Google Maps, citymapper.com and TFL.

Tube and train times based on a starting point of Liverpool Street, Moorgate or Old Street Station.







Second floor north – comprehensively refurbished and thoughtfully designed.

The second floor north suite is fully fitted and furnished, providing the ideal space for those wanting to get to work straight away. The floor has the following amenities:

- 

Newly refurbished
- 

Cabled with power and data cabling
- 

Plug and play
- 

2 x meeting rooms
- 

Air conditioning
- 

Fitted and furnished
- 

Separate kitchenette/ breakout area
- 

New LED lighting



Size	
sq. ft.	sq. m
2,250	209

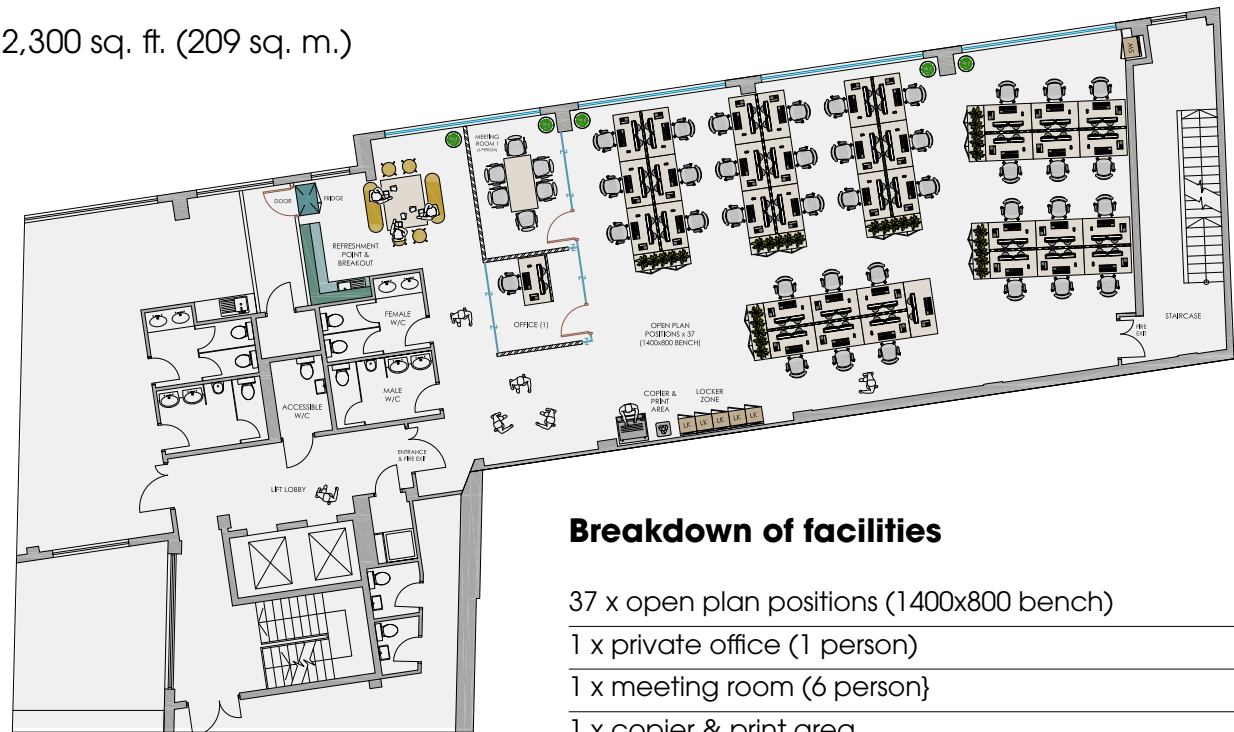
How much it costs (excluding VAT)		
	Per annum	Per. sq. ft.
Rent	£111,375	£49.50
Service charge	£11,250	£5.00
Business rates	£32,859	£14.60

Total occupational costs	
Per annum	Per cal month
£155,484	£12,957

Managed Offering
The floor can be occupied on a managed basis from £95 per sq. ft. / £17,813 per calendar month excluding electricity and water.

Second floor north

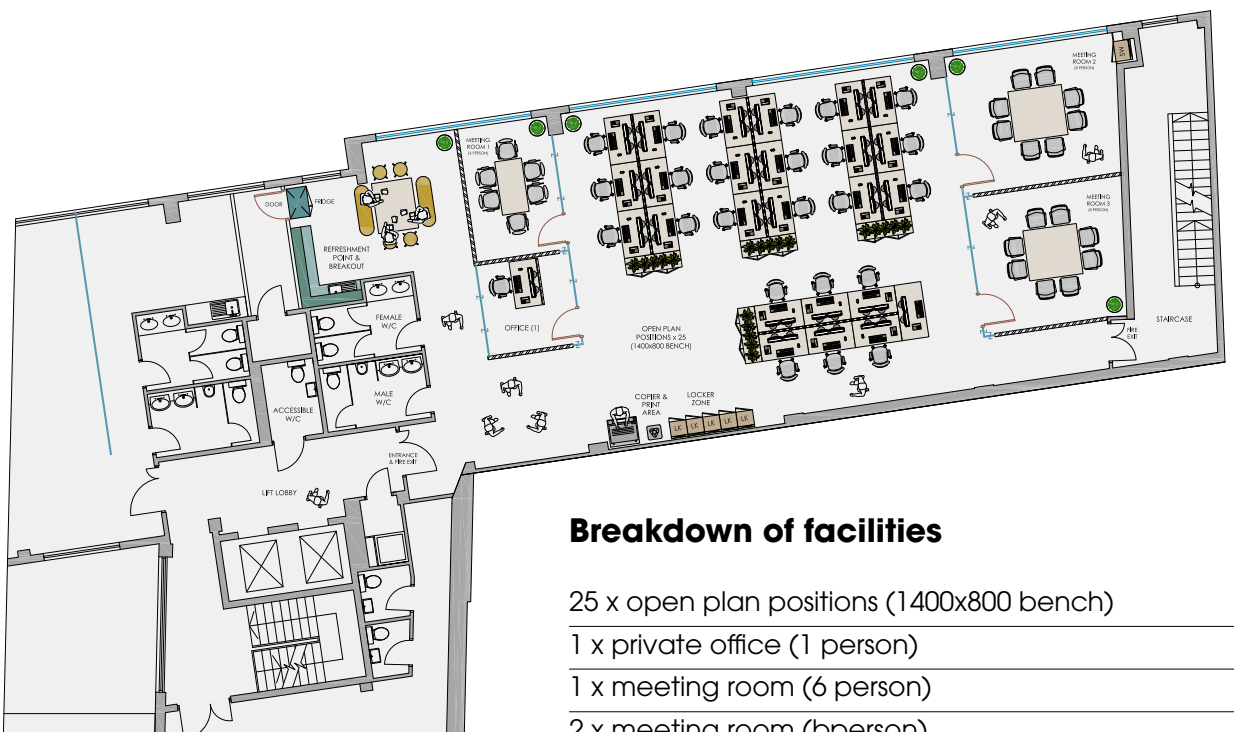
2,300 sq. ft. (209 sq. m.)



Breakdown of facilities

- 37 x open plan positions (1400x800 bench)
- 1 x private office (1 person)
- 1 x meeting room (6 person)
- 1 x copier & print area
- 1 x refreshment & breakout area
- 1 x locker zone

Total headcount (fixed desks) = **38**



Breakdown of facilities

- 25 x open plan positions (1400x800 bench)
- 1 x private office (1 person)
- 1 x meeting room (6 person)
- 2 x meeting room (6 person)
- 1 x copier & print area
- 1 x refreshment & breakout area
- 1 x locker zone

Total headcount (fixed desks) = **26**

Second floor east – comprehensively refurbished and thoughtfully designed.

The second floor east suite is fully fitted and furnished, providing the ideal space for those wanting to get to work straight away. The floor has the following amenities:

- 

Newly refurbished
- 

Air conditioning
- 

Cabled with power and data cabling
- 

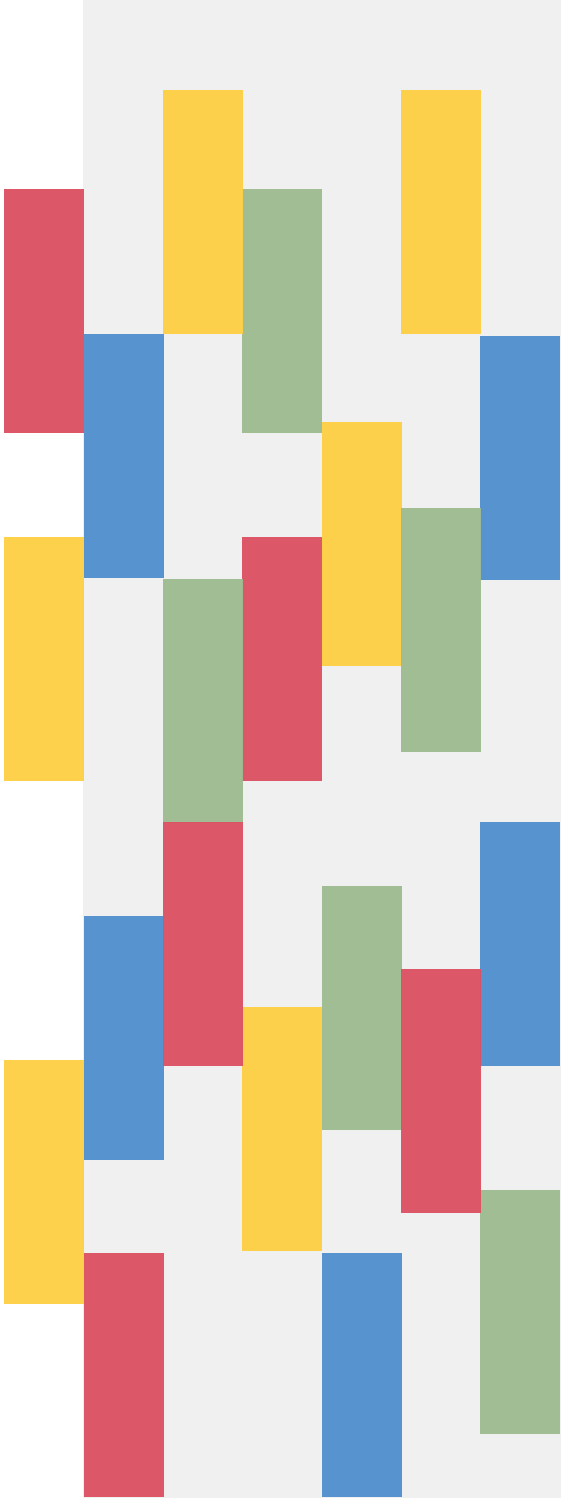
Fitted and furnished
- 

Plug and play
- 

Separate kitchenette/ breakout area
- 

Meeting room
- 

New LED lighting



Size	
sq. ft.	sq. m
1,335	124

How much it costs (excluding VAT)		
	Per annum	Per. sq. ft.
Rent	£66,083	£49.50
Service charge	£6,675	£5.00
Business rates	£18,787	£14.07

Total occupational costs	
Per annum	Per cal month
£91,545	£7,629

Managed Offering
The floor can be occupied on a managed basis from £95 per sq. ft. / £10,569 per calendar month excluding electricity and water.

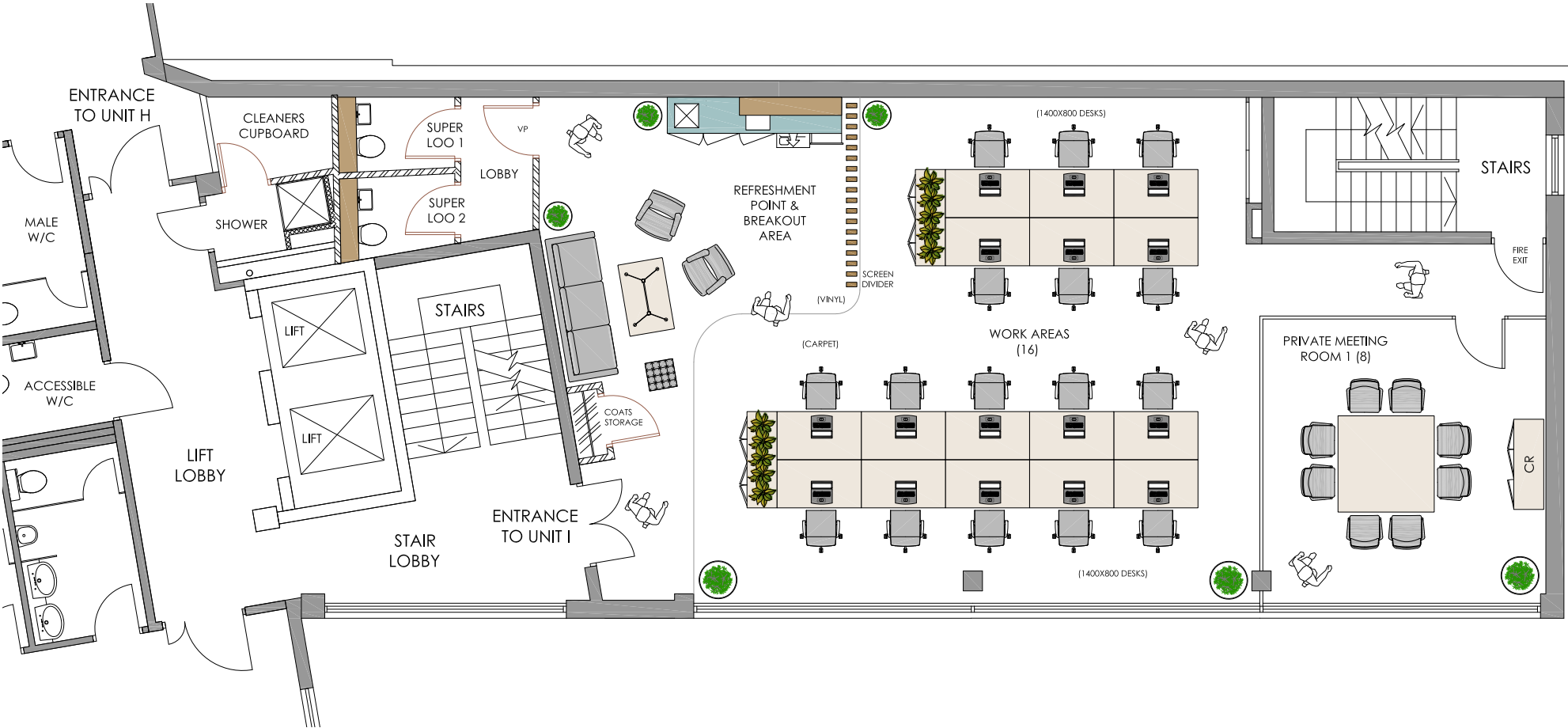
Second floor east

1,335 sq. ft. (124 sq. m.)

Breakdown of facilities

- 16 x open plan positions
- 1 x meeting room (8 person)
- 2 x demised WCs
- 1 x refreshment and breakout area

Total headcount (fixed desks) = **16**



First floor east – comprehensively refurbished and thoughtfully designed.

The first floor east suite is fully fitted and furnished, providing the ideal space for those wanting to get to work straight away. The floor has the following amenities:



Newly refurbished



Air conditioning



Cabled with power and data cabling



Fitted and furnished



Plug and play



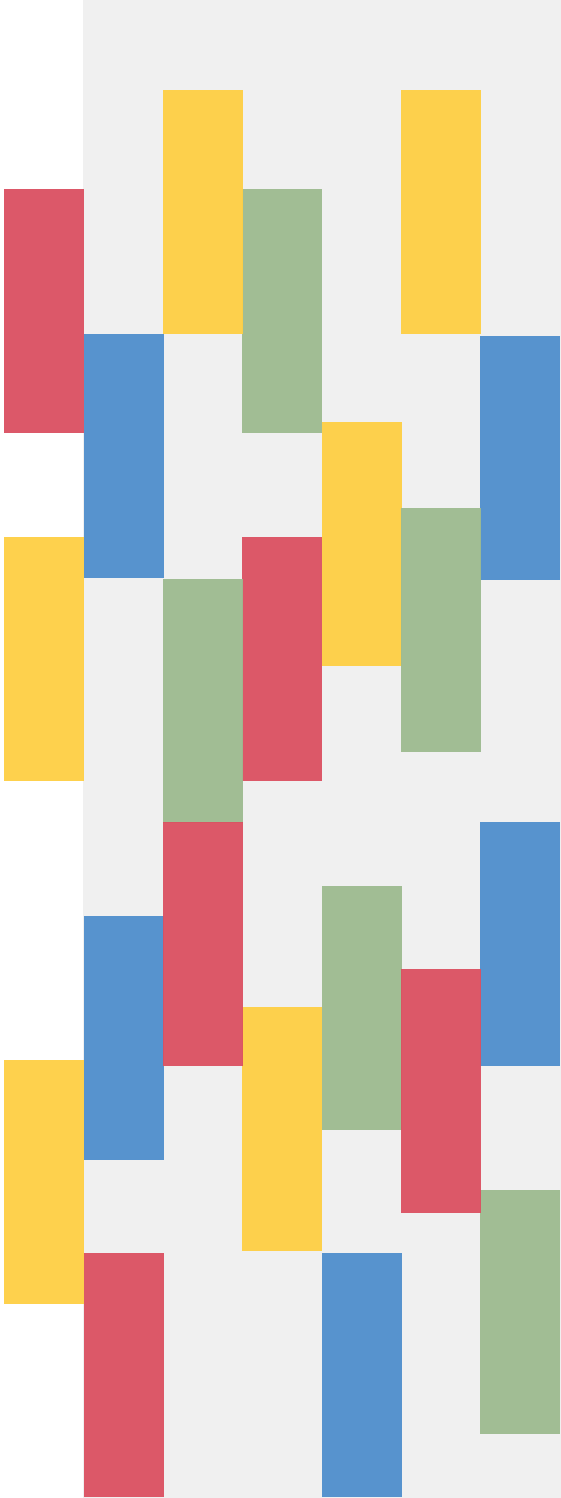
Separate kitchenette/ breakout area



Meeting room



New LED lighting



Size

sq. ft.	sq. m
1,335	124

How much it costs (excluding VAT)

	Per annum	Per. sq. ft.
Rent	£66,083	£49.50
Service charge	£6,675	£5.00
Business rates	£20,334	£15.23

Total occupational costs

Per annum	Per cal month
£93,092	£7,758

Managed Offering

The floor can be occupied on a managed basis from £95 per sq. ft. / £10,569 per calendar month excluding electricity and water.

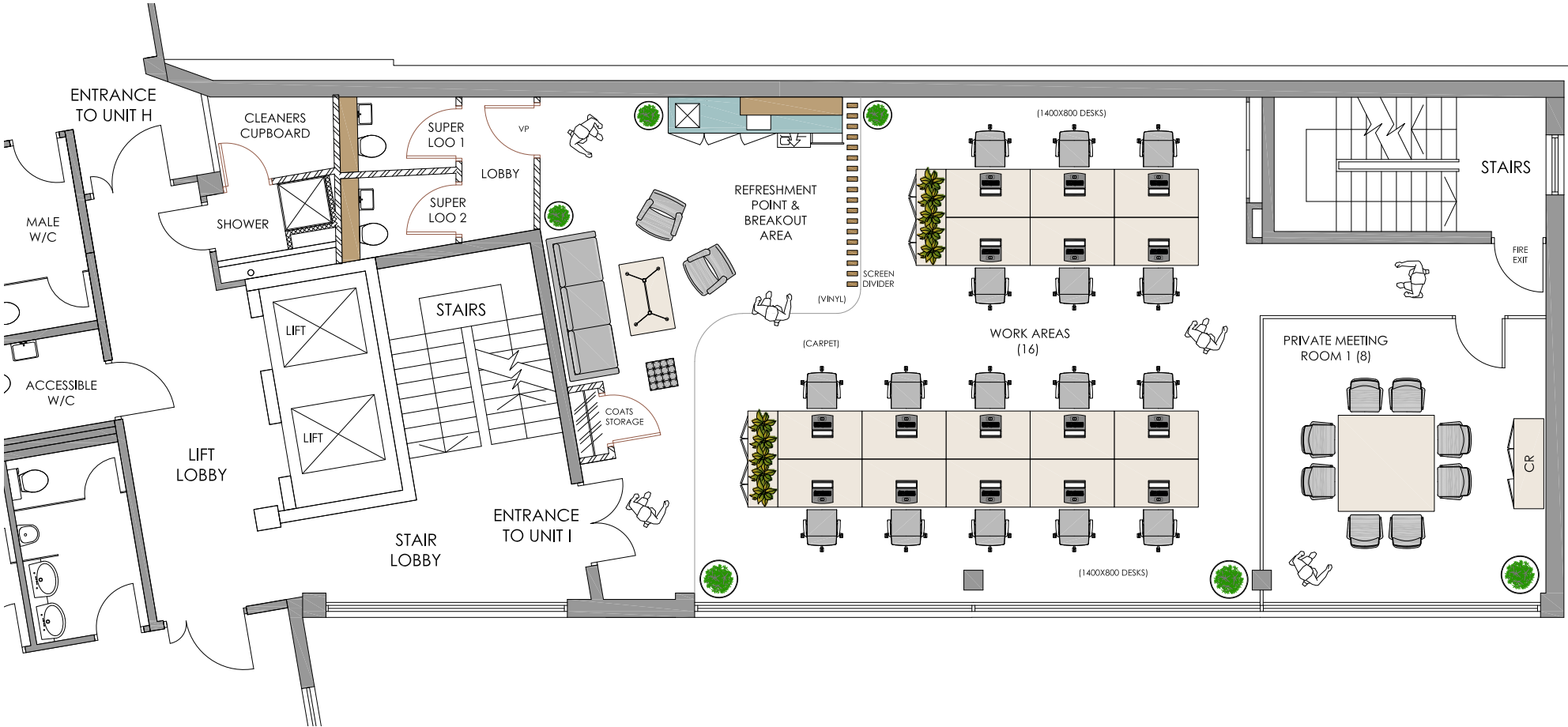
First floor east

1,335 sq. ft. (124 sq. m.)

Breakdown of facilities

- 16 x open plan positions
- 1 x meeting room (8 person)
- 2 x video conferencing pods (single)
- 2 x demised WCs
- 1 x refreshment and breakout area

Total headcount (fixed desks) = **16**





To arrange an inspection or for further information, please contact:



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