

160 OLD ST



18,000 — 39,000 SQ FT

HIGH-QUALITY, FULLY FITTED, PLUG & PLAY WORKSPACE



AWARD-WINNING OFFICE

160 Old Street is contemporary, and amenity filled workspace in the heart of Shoreditch. This award-winning building offers an impressive 4,400 sq ft wifi enabled reception, onsite café and retail and best in class end-of-trip facilities.

18,000-39,000 sq ft high-quality, fully fitted plug and play workspace is set across two consecutive floors. Each floor has an impressive private terrace and boasts excellent levels of natural light.

SUMMARY

- 160,000 sq ft redeveloped building designed by ORMS
- 18,343 sq ft – 39,065 sq ft of high-quality accommodation available across the 3rd & 4th floors
- Private terraces on all floors
- Impressive 4,400 sq ft wifi-enabled reception with 35m glass skylight
- Interconnecting café and on-site retail
- 261 lockers and 20 showers and 258 cycle spaces (whole building)
- WiredScore 'Gold' accreditation
- BREEAM 'Excellent'
- EPC A
- Smart building app



Entrance



Entrance detail

ARRIVAL

EXPERIENCE

The contemporary 4,400 sq ft wifi enabled reception provides stylish break-out and lounge areas and interconnects with Trade cafe. The glazed space benefits from fantastic natural light from all angles, sitting beneath a 35m linear skylight.



Reception lounge



Trade coffee - ground floor



Reception meeting area



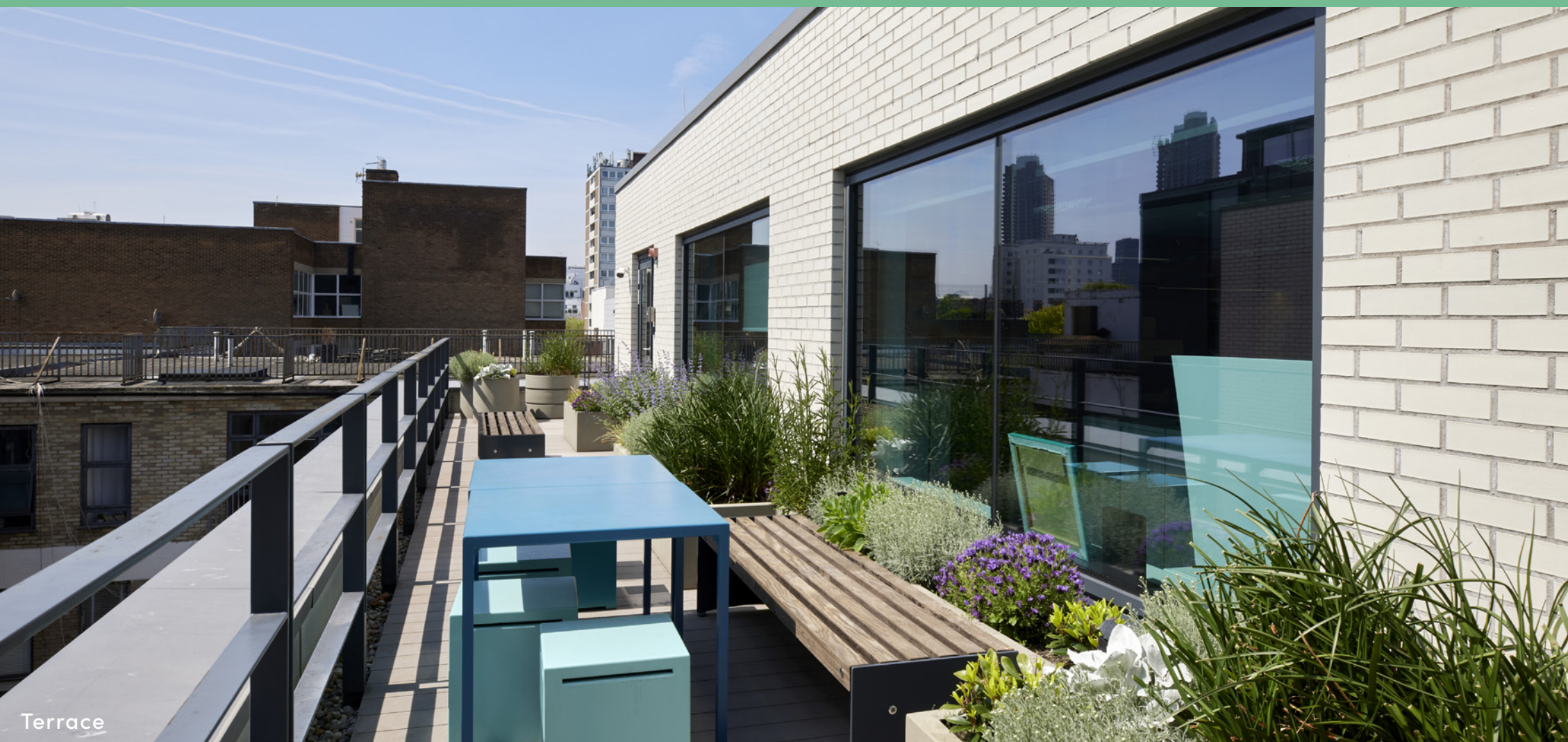
Reception desk

AVAILABILITY

FLOOR	SQ FT	SQ M	TERRACE
4th	18,343	1,704.1	1,434
3rd	20,722	1,925.1	207
TOTAL	39,065	3,629.2	1,641



3rd floor workstations



Terrace

The available fitted floors benefit from over 1,500 sq ft of south facing terraces which are landscaped and provide an outside environment to work or relax during the day.



4th floor workstations



On floor meeting room

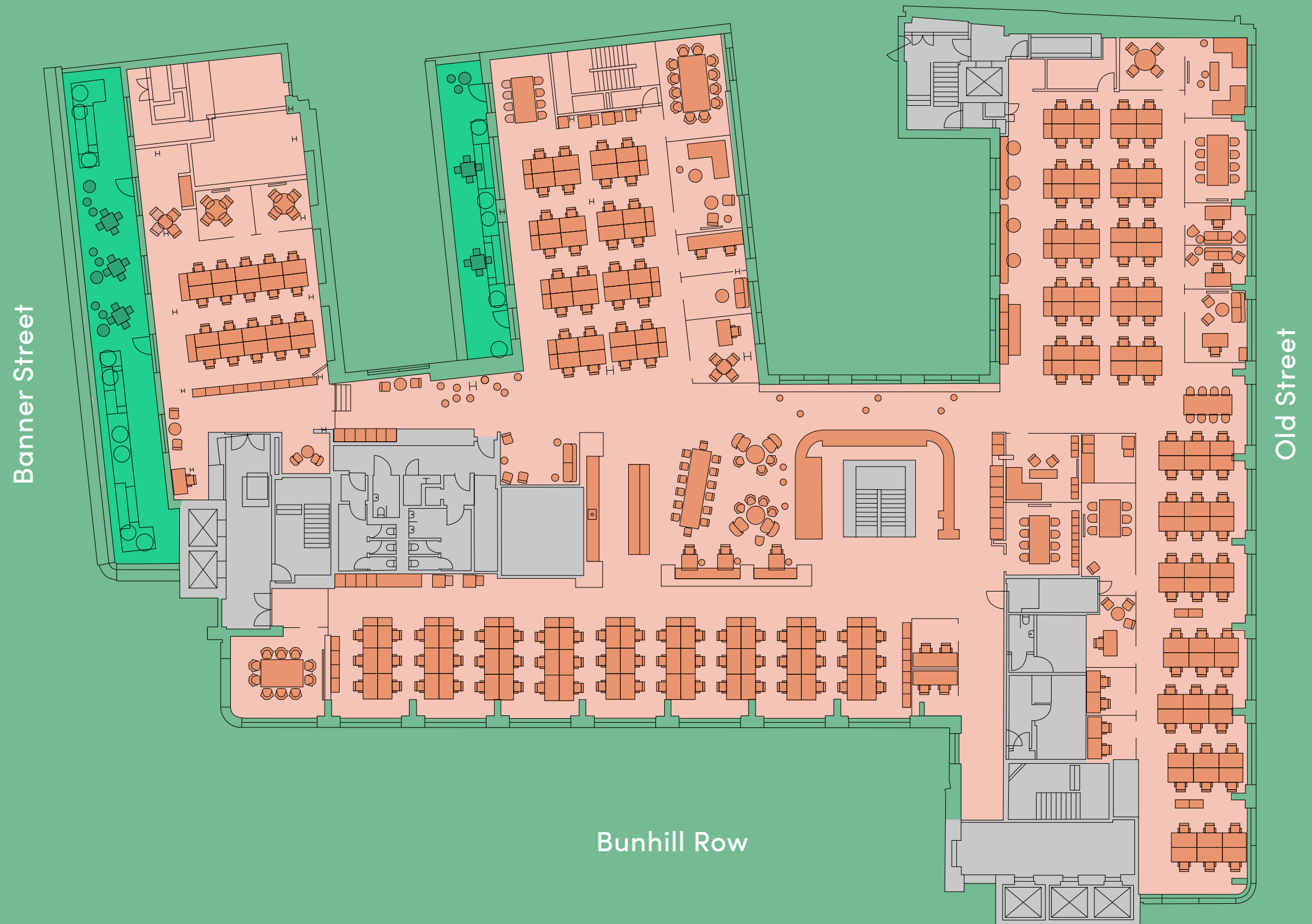


4th floor breakout area

4TH FLOOR SPACE PLAN

18,343 sq ft / 1,704.12 sq m

- 197 Workstations
- 8 Meeting rooms
- 2 Boardrooms
- 7 Breakout areas
- 3 Collaboration areas
- 1 Kitchen
- 1 Print room
- 2 Terraces (1,434 sq ft)
- 5 Offices
- Comms room





4th floor kitchen



3rd floor breakout area



Breakout area & phone booth

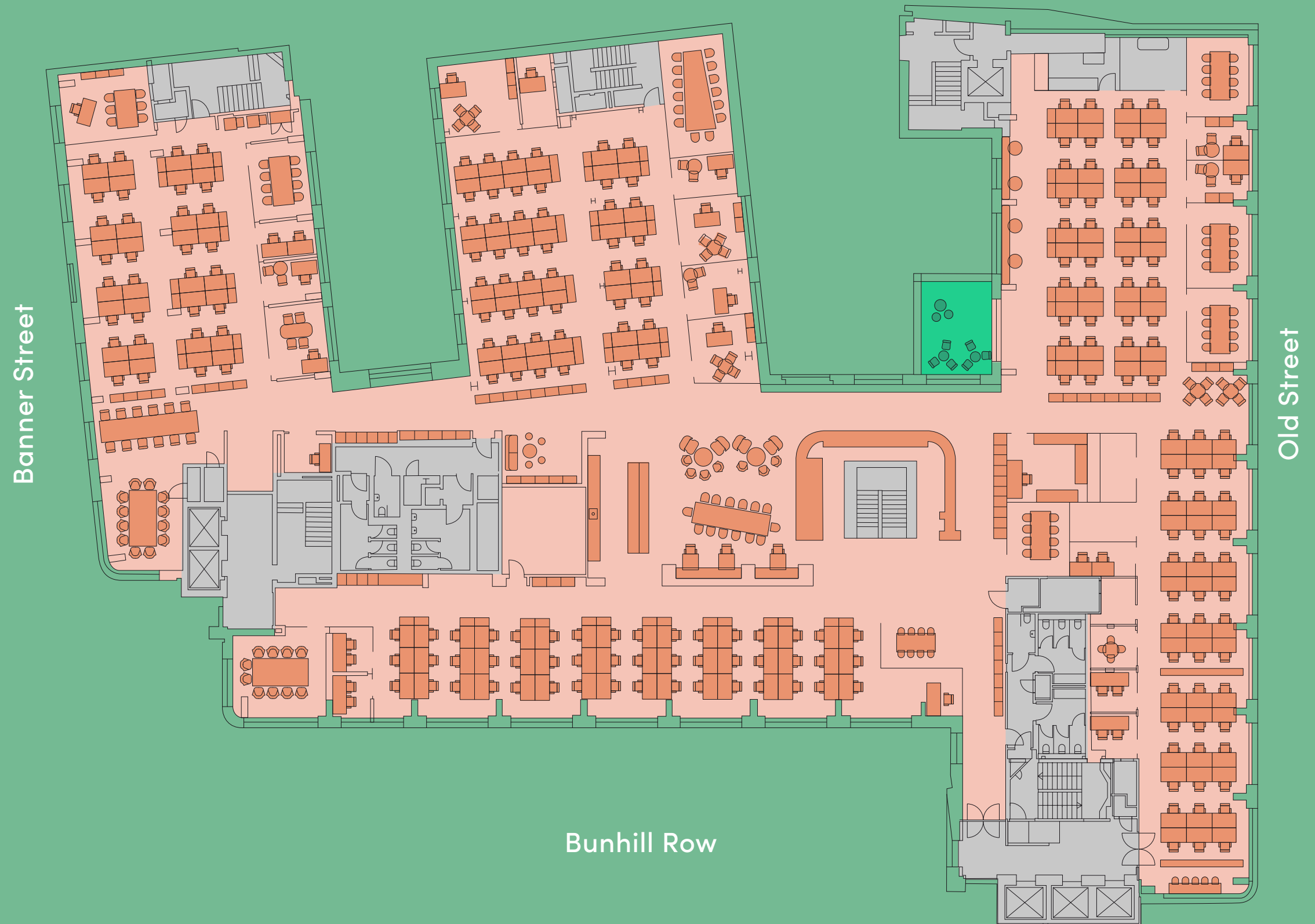


4th floor private terrace

3RD FLOOR SPACE PLAN

20,722 sq ft / 1,925.14 sq m

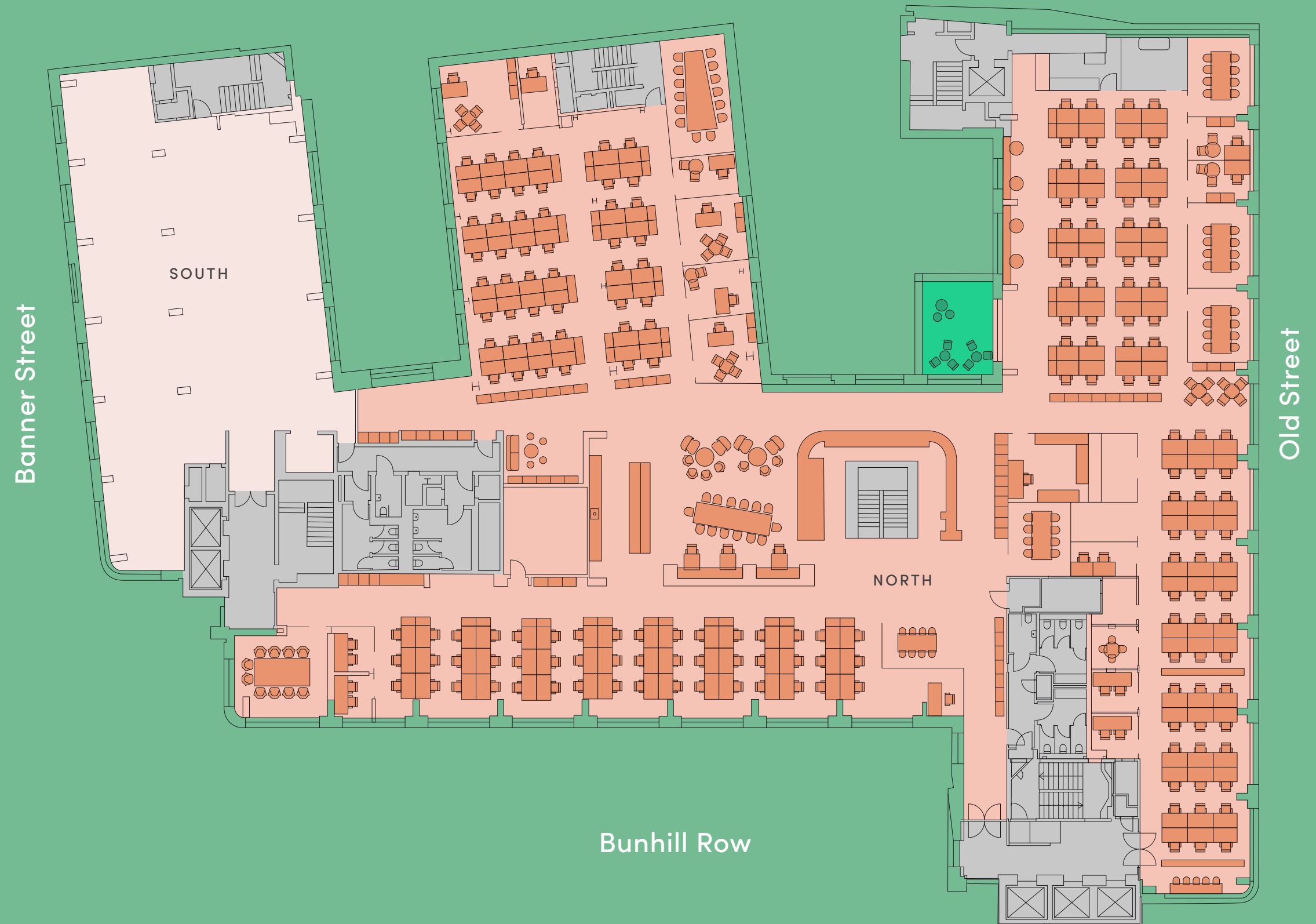
- 221 Workstations
- 6 Meeting rooms
- 3 Boardrooms
- 4 Breakout areas
- 2 Collaboration areas
- 1 Kitchen
- 1 Print room
- 1 Terrace (207 sq ft)
- 12 Offices
- Comms room



PART 3RD FLOOR NORTH

17,224 sq ft / 1,600.16 sq m

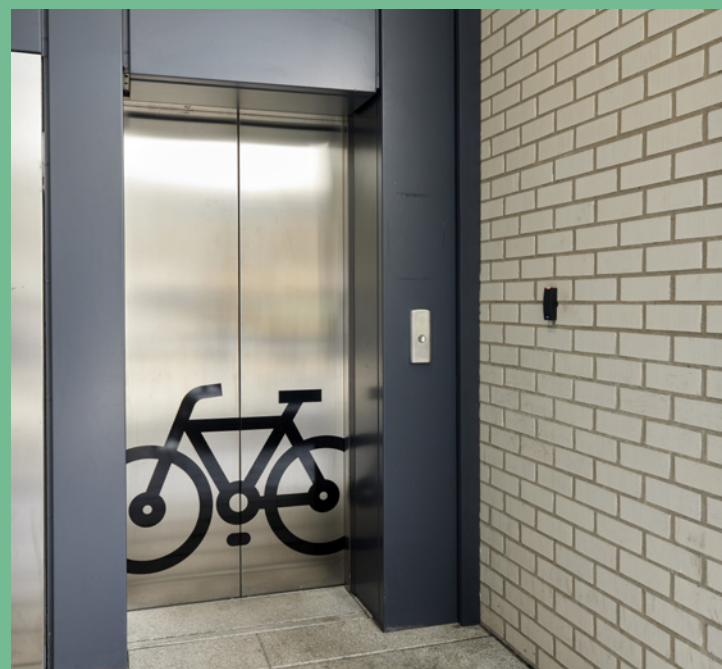
- 187 Workstations
- 4 Meeting rooms
- 2 Boardrooms
- 3 Breakout areas
- 2 Collaboration areas
- 1 Kitchen
- 1 Print room
- 1 Terrace (207 sq ft)
- 10 Offices
- Comms room



END-OF-TRIP FACILITIES

The building offers excellent end-of-trip facilities, including 261 lockers, 20 showers and 258 secure cycle spaces.

Changing facilities



Bike storage

SHOREDITCH

BUSTLING

Located in the heart of Shoreditch, the building is spoilt for choice and has access variety of street food, restaurants, retail, pubs and bars and nightlife.





TRADITIONAL

MEETS

CUTTING-EDGE

Old Street attracts a range forward-thinking businesses, from tech start-ups to established financial institutions. A diverse mix of traditional and cutting-edge businesses has made Shoreditch an exciting place to work.



160 OLD ST

 **OLD STREET**
2 MINS WALK

 **SHOREDITCH HIGH STREET**
17 MINS WALK

 **BARBICAN**
12 MINS WALK

 **MOORGATE**
10 MINS WALK

 **LIVERPOOL STREET**
16 MINS WALK



CONNECTIVITY

Old Street provides excellent connectivity being just two stops from Bank and two stops from King's Cross. Moorgate Elizabeth Street entrance is an 11 minute walk away.

STANSTED AIRPORT

67 min
✈️ 🚆

FINSBURY PARK

15 min
🚆 🚆 🚆

KING'S CROSS
ST PANCRAS

8 min
🚆 🚆 🚆 🚆
🚆 🚆 🚆 🚆

160 OLD ST

HEATHROW AIRPORT

59 min
✈️ 🚆 🚆

PADDINGTON

25 min
🚆 🚆 🚆
🚆 🚆 🚆

BOND STREET

20 min
🚆 🚆 🚆

STRATFORD

25 min
🚆 🚆 🚆
🚆 🚆 🚆

CANARY WHARF

22 min
🚆 🚆 🚆

LONDON CITY AIRPORT

34 min
✈️ 🚆

11 min
🚆 🚆 🚆

LONDON BRIDGE

18 min
🚆 🚆 🚆
🚆 🚆

WATERLOO

46 min
✈️ 🚆

GATWICK

TERMS

The floors are leased individually and are available by way of an assignment for a term expiring in January 2034.

Alternatively the floors are available to lease by way of sub-lease on a floor by floor basis on flexible terms.

For viewings, contact the sole leasing agents JLL.



KATIE SOMMER

katie.sommer@jll.com

07703 608316

MICHAEL OLIVER

michael.oliver@jll.com

07591 200793

ANDREW YATES

andrew.yates@jll.com

07543 308579

RACHEL MEIR

rachel.meir@jll.com

07542 862179

ISABELLA WOODHEAD

isabella.woodhead@jll.com

07709 507329

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. February 2024.