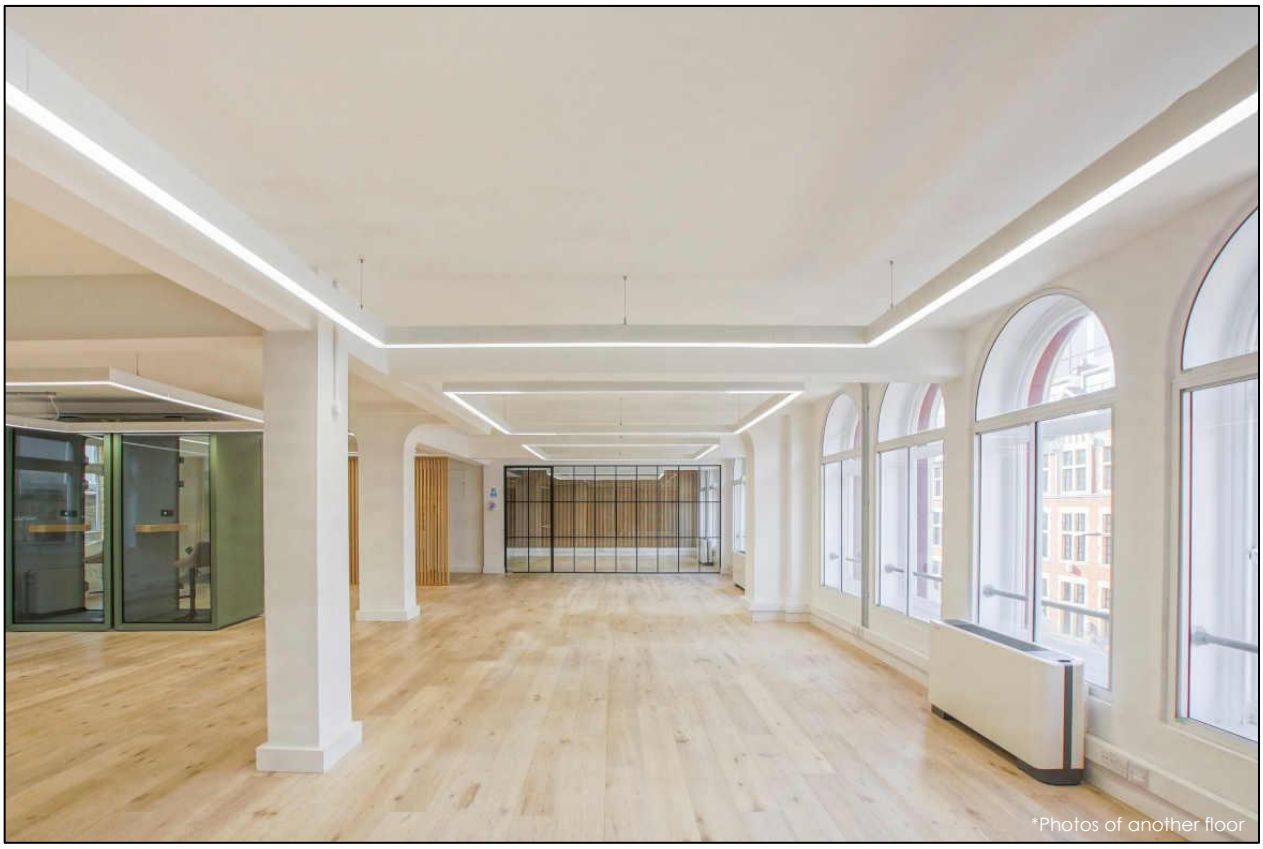
Commercial Office Space
1,800 – 3,600 sq. ft.
Fitted & furnished warehouse office floor on Old Street

TO LET

1st & 2nd Floors, 20 Old Street, London EC1V 9AB



LOCATION

Situated close to the junction with Clerkenwell Road, the building is uniquely positioned to benefit from a variety of cafes, bars, restaurants and shops served by Old Street, Shoreditch and Clerkenwell. Both Old Street and Barbican Stations are easily accessible by foot and the location benefits from various links to the City and West End.

TRANSPORT

Old Street (Northern line and National Rail)
Barbican (Circle, Hammersmith & City and Metropolitan lines)
Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Various bus routes

Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.





DESCRIPTION

The building is a distinctive Grade II listed warehouse conversion fronting onto Old Street.

The offices benefit from excellent natural daylight on both elevations and benefits from meeting rooms, a kitchenette and air conditioning.

The space is offered fully fitted and furnished.

AMENITIES

- Original warehouse features
- Air conditioning
- Architectural lighting
- Fully furnished
- 2x meeting rooms
- Perimeter trunking
- Wooden flooring in part
- Kitchenette
- Passenger lift

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	1,800	167
First	1,800	167
Total	3,600	334

LEASE

A new flexible lease for a term by arrangement.

RENT

Floor	Per sq. ft.	Per Annum
Second	£49.50	£89,100
First	£49.50	£89,100
Total	£49.50	£178,200

SERVICE CHARGE

Floor	Per sq. ft.	Per Annum
Second	£4.00	£7,200
First	£4.00	£7,200
Total	£4.00	£14,400

BUSINESS RATES (2026/27)

Floor	Per sq. ft.	Per Annum
Second	£11.34	£20,412
First	£11.34	£20,412
Total	£11.34	£40,824

TOTAL OCCUPATIONAL COSTS

Floor	Per sq. ft.	Per Annum
Second	£116,712	£9,726
First	£116,712	£9,726
Total	£233,424	£19,452

PLEASE CONTACT

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