

# To Let

## **Spectrum, 160 Old Street, London, EC1V 9BP**

10,920 sq ft

- High tech, newly fitted office space available in a 2018 HQ building by GPE
- Dual entrance to the 6th floor via a large reception and tenant lounge with interconnecting café
- 2 x private terraces with stunning views of the city
- Excellent on-site amenity including retail on the ground floor, secure cycle racks, showers and lockers



## Location

Located at the heart of Old Street, the area is closely associated with the tech start-up scene and the so-called 'Silicon Roundabout'. Transport connections are unrivalled, with multiple stations being within a short walk of the building.

Old Street (Northern line): 2 minute walk | Barbican (Hammersmith & City, Circle & Metropolitan lines): 10 minute walk | Moorgate (Hammersmith & City, Circle, Metropolitan lines & Northern lines): 12 minute walk | Farringdon (Crossrail & Hammersmith & City, Circle & Metropolitan lines): 15 minute walk. Kings Cross and Bank Stations are located just 2 stops from Old Street on the Northern line.

## Specification

The existing 6th floor fit out benefits from the following:

- \* 2 x separate entrances (multiple options for circulation)
- \* Large informal meeting area & event space
- \* 2 x private outdoor terraces
- \* 36 open plan desks (capable of 125 desks at 1:8 occupancy)
- \* 9 meeting rooms: 1 x 14 person board room / 2 x 8 person meeting rooms / 2 x 6 person meeting rooms / 3 x large private offices
- \* Large open plan kitchen and breakout area
- \* Multiple breakout and recreational spaces
- \* Comms room & separate store room
- \* 5 x lifts and 1 x goods lift
- \* Demised WCs (2 x sets) and accessible WC
- \* 20 communal showers / 261 lockers (19 for 6th floor) and 258 secure cycle racks (19 for 6th floor)
- \* BREEAM "Excellent" and Wired score Gold
- \* In house and on-site management by Great Portland Estates plc
- \* Building app - Serviced by a smart building app providing access to services and amenity, access control and interface with the building
- \* Other tenants include HBO, Warner Bros, CNN, Turner

## Terms

Available by way of an assignment of the existing lease until September 2028 or alternatively, by way of a short term sublease until September 2023.

## Viewings

Viewings strictly to be arranged via the sole leasing agent JLL

## Accommodation

Name	Sq ft	Sq m
6th - Entire	10,920	1,014.50
<b>Total</b>	<b>10,920</b>	<b>1,014.50</b>

## EPC

This property has been graded as A (17).

## Rent

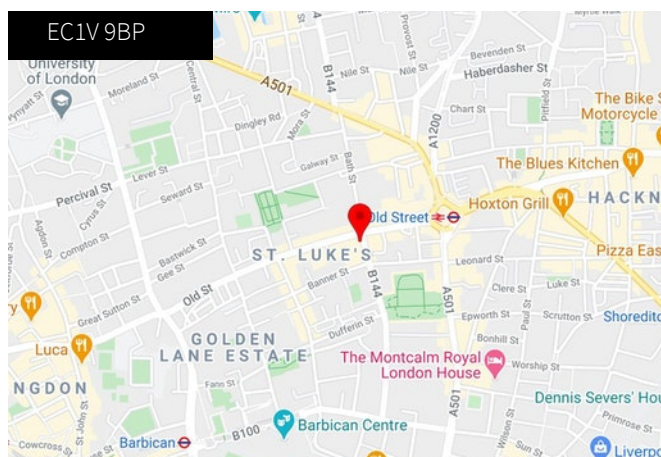
£66.00 per sq ft (Passing rent on assignment)  
*exclusive of rates, service charge and VAT (if applicable).*

## Business Rates

Rates payable: £23.75 per sq ft

## Service Charge

£11.19 per sq ft



## Contacts

### Alice Keogh

0207 399 5823  
alice.keogh@eu.jll.com

### David Massbery

0207 852 4919  
david.massbery@eu.jll.com

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.

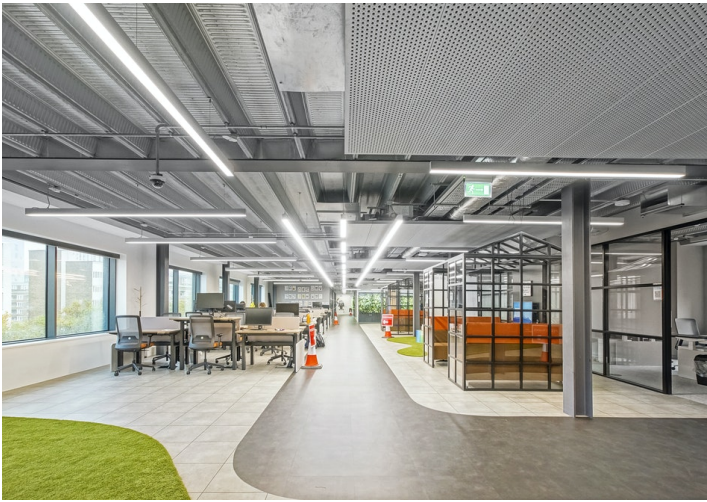
For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.









## LOCAL OCCUPIERS

- |                          |                     |
|--------------------------|---------------------|
| 1 Adobe                  | 9 Mind Candy        |
| 2 Amazon                 | 10 Morningstar      |
| 3 BGL Group              | 11 MullenLowe Group |
| 4 Turner Broadcasting    | 12 Pusher           |
| 5 EMAP                   | 13 The Office Group |
| 6 Farfetch               | 14 Sage             |
| 7 Google 'Campus London' | 15 Spark 44         |
| 8 Inmarsat               | 16 Infosys          |

## FOOD & DRINK

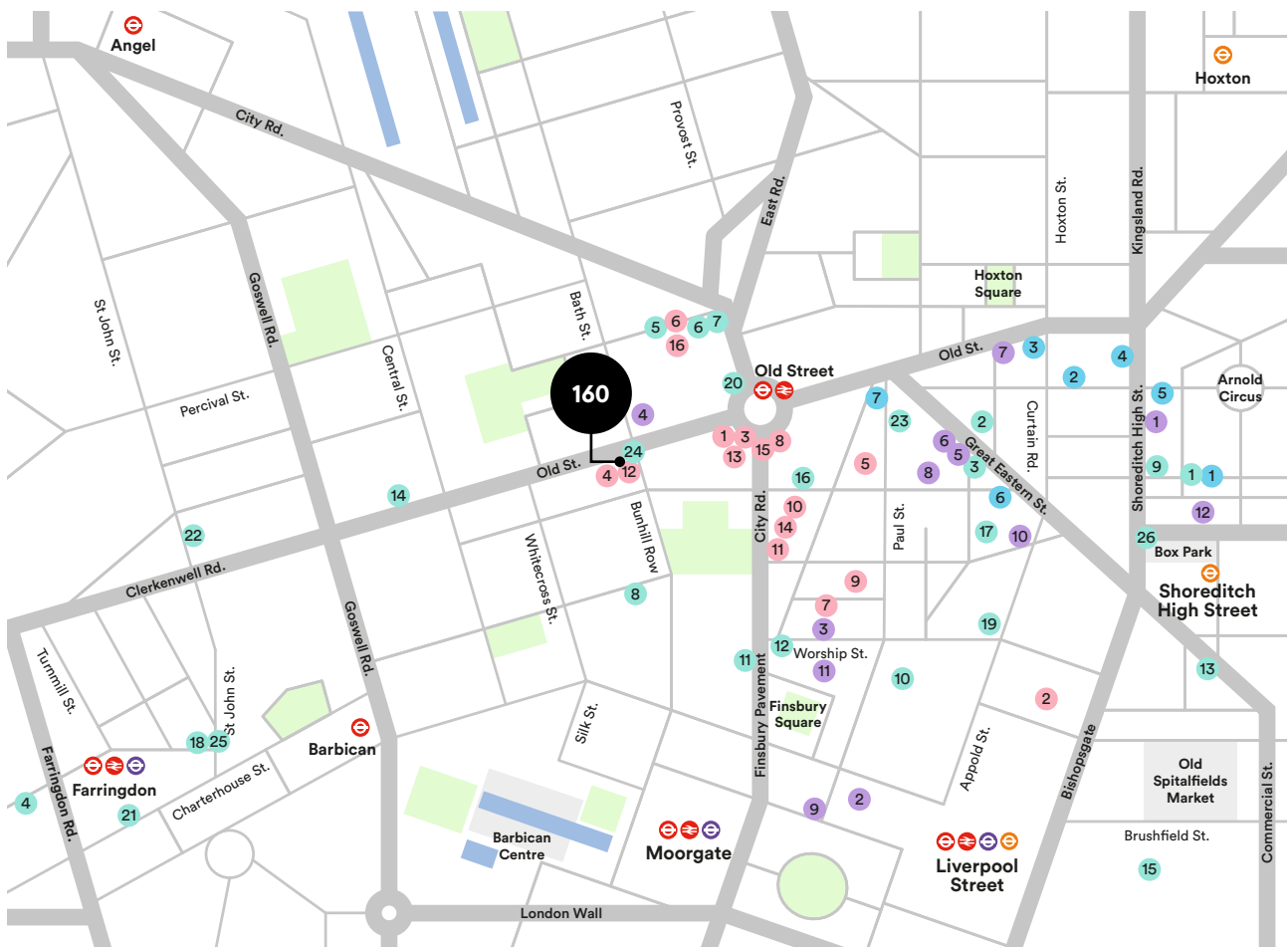
- |                                |                               |
|--------------------------------|-------------------------------|
| 1 Albion Café                  | 14 Look Mum No Hands          |
| 2 Gloria                       | 15 Ottolenghi                 |
| 3 Barboun                      | 16 Ozone Coffee               |
| 4 Bleeding Heart               | 17 Padella                    |
| 5 Bone Daddies                 | 18 Polpo                      |
| 6 Brewdog                      | 19 Queen of Hoxton            |
| 7 Ceviche                      | 20 Shoreditch Grind           |
| 8 Chiswell Street Dining Rooms | 21 The Draft House            |
| 9 Dishoom                      | 22 The Modern Pantry          |
| 10 Eight Club Moorgate         | 23 The Princess of Shoreditch |
| 11 Finch's                     | 24 Trade                      |
| 12 Flight Club Darts           | 25 Vinoteca                   |
| 13 Hawksmoor                   | 26 Voodoo Ray's               |

## RETAIL

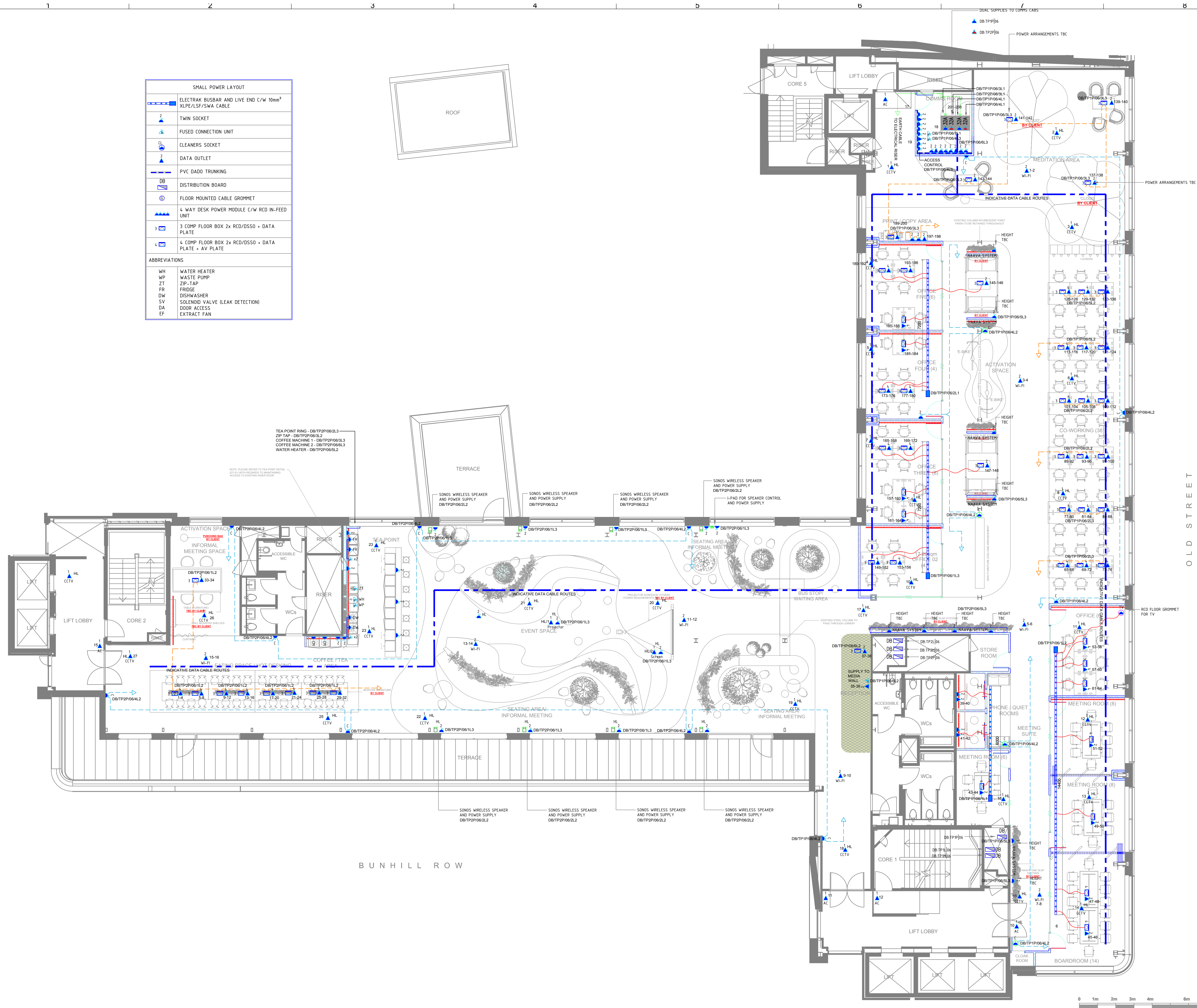
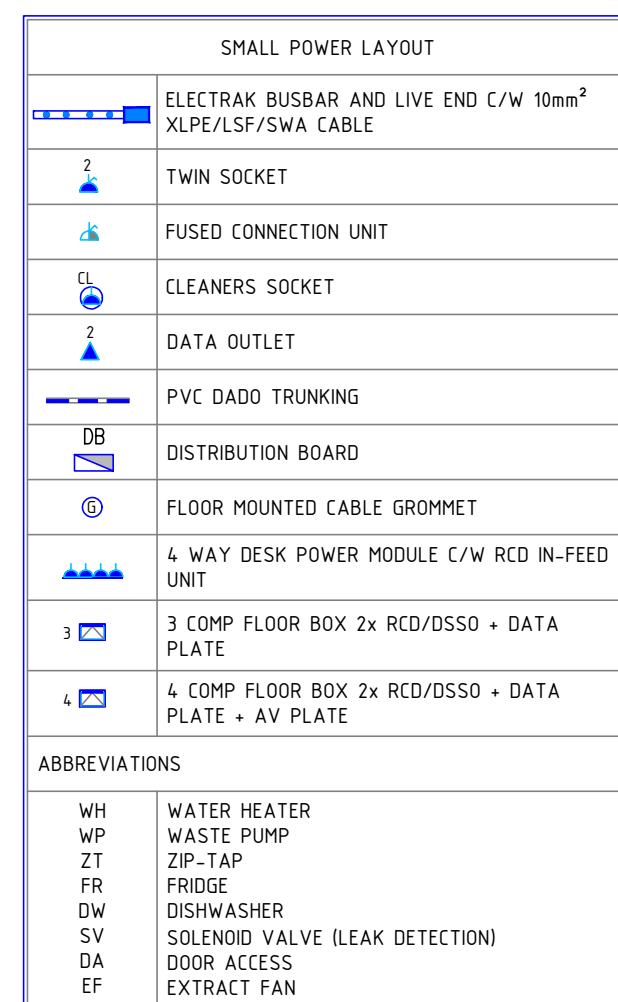
- 1 A.P.C.
- 2 Artwords Books
- 3 Goodhood
- 4 House of Hackney
- 5 Oliver Spencer
- 6 Pure Evil Gallery
- 7 Tokyobike

## HOTEL & SERVICES

- 1 Ace Hotel
- 2 Everyman Cinema
- 3 Fight City Gym
- 4 Gymbox
- 5 Hart Shoreditch Hotel
- 6 Hoxton Hotel
- 7 Huckle the Barber
- 8 Nobu Hotel
- 9 South Place Hotel
- 10 The Curtain
- 11 The Montcalm
- 12 Shoreditch House







**NOTES**

**COPYRIGHT**  
This drawing is copyright and may not be altered, reproduced or used other than for Contract Works for which it is issued without the written permission of Etch Southern Limited.





**WARNING**  
Do not scale from this drawing.  
Verify all dimensions and structural details on site.  
If in doubt, ask before acting.

**RELATED DOCUMENTS**  
Read this drawing in conjunction with the appropriate specification (s).

**CHECKING**  
This drawing has been generated using a computer aided draughting system. As the system generates a new drawing at revision, only the latest edition will have been initiated as checked.

**NOTES**

1. ALL ELECTRICAL INSTALLATION WORKS HAVE BEEN INSTALLED IN LINE WITH CURRENT BS 7671 - IET WIRING REGULATIONS
2. ALL EARTHING AND BONDING WORKS HAVE BEEN INSTALLED IN LINE WITH CURRENT BS 7671 - IET WIRING REGULATIONS
3. FINAL SETTING OUT OF ALL ELECTRICAL SERVICES WAS AGREED ON SITE WITH C/CLIENT

REV	DESCRIPTION	DATE
STATUS <b>RECORD</b>		
MAIN CONTRACTOR OKTRA		
CLIENT INCUBUS VENTURES		
PROJECT LEVEL 6 160 OLD STREET LONDON		
TITLE SIXTH FLOOR SMALL POWER & DATA LAYOUT		
<div>  <div> <b>Etech Southern Ltd</b>            Essex Office: 0845 872 1485            London Office: 020 7702 9401  <a href="http://www.etchsouthern.co.uk">www.etchsouthern.co.uk</a> </div> </div> <div> <span>Design   Build   Deliver</span>  </div> <div>  </div>		
CHECKED	DRAWN BY	
RL	GV	
DATE	SCALE	
13.12.2018	1/100 @ A1	
DRG No	REV	
2355-RD-200		