

**CLOISTERS, 196 OLD
STREET, ECIV**

5,971 SQ FT
PLUG AND PLAY CREATIVE OFFICES FOR RENT
OLD STREET, ECIV



STUDIO



west

DESCRIPTION

Occupying the penthouse floors at the Cloister, the space offers a thoughtfully refurbished warehouse style workspace set back within a secluded landscaped courtyard.

The duplex penthouse floors provides a best in class fully fitted, ready to go workspace which benefits from 70 desks, 7 meeting rooms, 8 call booths and ample kitchen/break out space.

BEST IN CLASS, 'PLUG AND PLAY' DUPLEX WORKSPACE



AMENITIES



EXCELLENT
TRANSPORT LINKS



LIFT



COURTYARD



AIR
CONDITIONING



FULLY FITTED



SHOWERS



DESIGN LED FIT-
OUT



MEETING ROOMS



PHONE BOOTHS



TRANSPORT

Old Street - 1 mins



Moorgate - 10 mins



Shoreditch High Street - 12 mins

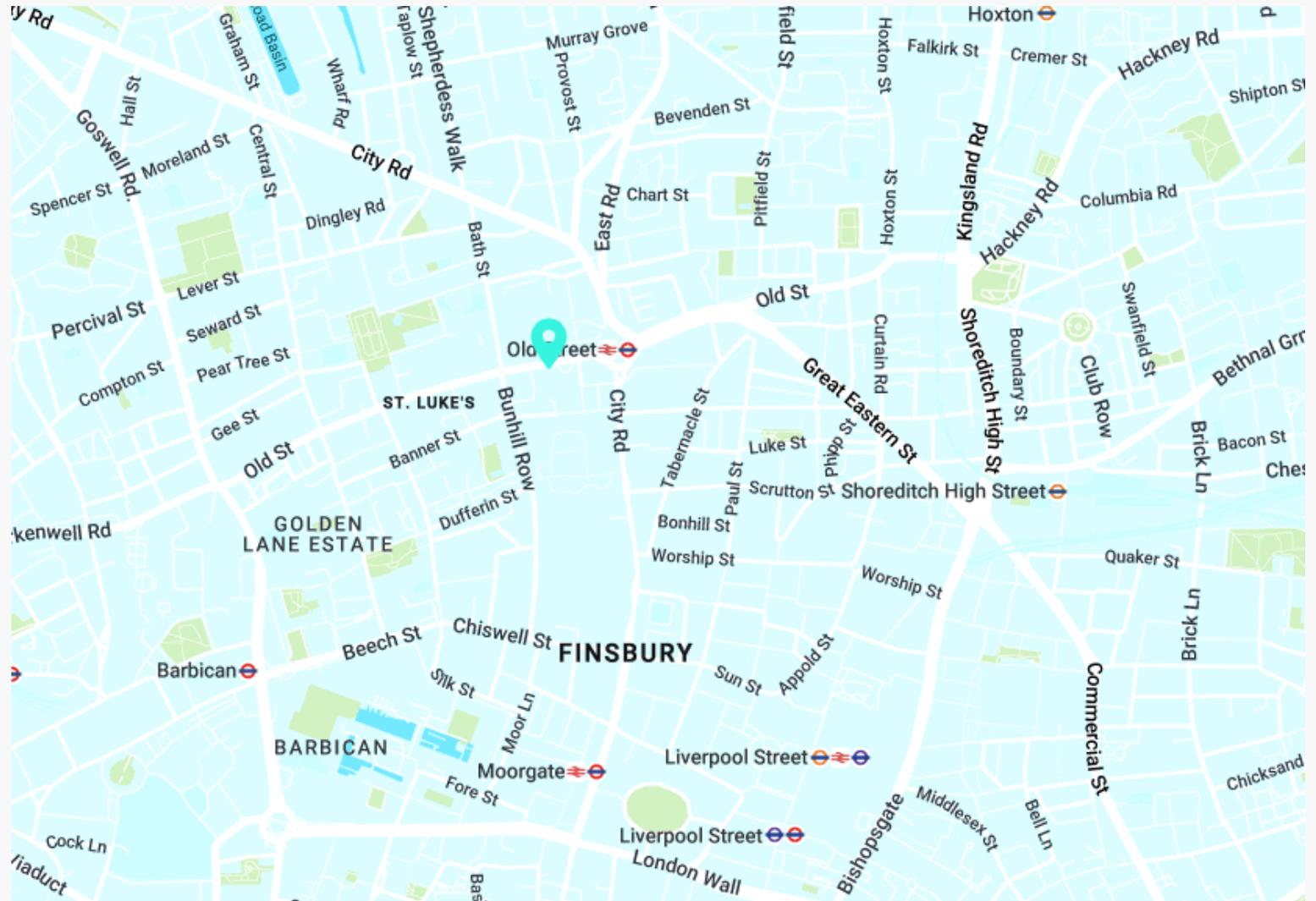


AREA

Occupying a prominent position on Old Street, being within a 1 minute walk to Old Street Station and is within short walking distance to Moorgate and Shoreditch High Street Stations.

The building is well located close to the new Amazon UK Headquarters, Shoreditch House and Box Park. The area benefits from several bars and restaurants such as Padella, Aviary, Flight Club and Gloria Trattoria.

LOCATION



AVAILABILITY

LEASE	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
4 th Floor	2,996	Available	£70.00	£21.00	£11.30	£25,541
5 th Floor	2,975	Available	£70.00	£21.00	£11.30	£25,362
Total	5,971	Available	£70.00	£21.00	£11.30	£50,902

LEASE

Available by way of an assignment or sub-lease up until August 2027

TIMING

Available immediately

CONTENT

[View on our website](#)



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

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