

STYLUS.LONDON

5,437 SQ FT
OF FULLY FITTED
OFFICE SPACE

360° VIEW TOUR

STYLUS.LONDON



STYLUS OLD ST

FORMERLY HOME TO THE MARGOLIN GRAMOPHONE FACTORY, STYLUS OFFERS 5,437 SQ FT OF STATE-OF-THE-ART OFFICE SPACE ON THE FIRST FLOOR.

Retaining its original, elegant Victorian façade, 116 Old Street has been fully redeveloped and is split over six floors – workspace with flexibility and style.

With exposed surfaces and a high, column-free floorplate that allows the building to be filled with an abundance of natural light, Stylus features a lower ground courtyard with a living green wall.



Manufactured by Margolin, the Dansette record player became a household name in the late 50s and 60s and was a statement and artifact of the vibrant, popular youth culture of that time.



MAKE YOUR MARK



LOCATED IN A VIBRANT AND DYNAMIC AREA WHERE BUSINESSES FLOURISH AND THRIVE, STYLUS OFFERS A HOME FOR AMBITIOUS START-UPS OR ESTABLISHED CORPORATES ALIKE.

An iconic, contemporary workplace, where old inspires new, Stylus is now ready for a new era of forward-thinking, driven businesses that are striving to achieve and grow; to ultimately make their own mark in a district that's alive with energy, creativity and innovation.

OLD STREET NEW WAVE



'OLD' ALSO BECOMES 'NEW' JUST TWO MINUTES' WALK FROM STYLUS, WITH TRANSPORT FOR LONDON'S £25M REGENERATION OF THE LANDMARK SILICON ROUNDABOUT

In 2022 the roundabout will be transformed into an area that provides safe and easy access to Tech City, with improved cycle lanes and walkways, along with a large public space, improved planting and landscaping, and a new entrance to Old Street underground station.

The launch of the new Elizabeth Line (Crossrail) in 2022 will see journey times across London and the South East become quicker, easier and more direct. Travel times from Farringdon to Heathrow T4 will be reduced to just 39 minutes.

VIEW TOWARDS
THE SOUTH



Stylus

116 OLD STREET, EC1

CITY OF LONDON

FARRINGDON

MOORGATE

BARBICAN

SHOREDITCH

OLD STREET

CLERKENWELL >

HOXTON

KING'S CROSS >

INSPIRING & EXCEPTIONALLY STYLISH

SHOREDITCH, CLERKENWELL - EVER-EVOLVING AND INCOMPARABLY DYNAMIC. WHERE TECH AND MEDIA THRIVE, BUSINESSES BECOME, PEOPLE CONNECT AND THE BUSTLING STREET SCENE IS ABSOLUTELY ALIVE



HANGOUT SPACES & NEARBY PLACES



OLD STREET AND THE SURROUNDING SHOREDITCH AREA OFFERS A CHARACTERFUL BLEND OF URBAN CHIC AND CUTTING-EDGE CREATIVITY

It's enriched with a multitude of designer boutiques, trendy bars, cafés, street food, vintage shops and a buzzing nightlife.

Also nearby is The Barbican Exhibition Centre, a quirky but intimate spot for live plays, music events and so much more.



Cafés

- 1 Mola Cafe
- 2 Fix Coffee
- 3 Look Mum No Hands!
- 4 Ozone Coffee
- 5 Shoreditch Grind
- 6 Trade
- 7 Beijummy

Bars & Restaurants

- 1 BrewDog Shoreditch
- 2 The Brewery
- 3 Pasta Nostra
- 4 Wagamama
- 5 Passo Shoreditch
- 6 Hoxton Grill
- 7 Cocotte
- 8 Wahaca Shoreditch
- 9 Rochelle Canteen
- 10 St John Bread & Wine
- 11 Leroy
- 12 Whitecross Street Market
- 13 Tayer + Elementary
- 14 Officina 00
- 15 The Iskele

Retail

- 1 Old Spitalfields Market
- 2 BOXPARK Shoreditch
- 3 Goodhood
- 4 Columbia Road Market
- 5 Mr Start
- 6 Tailor Made London
- 7 Sainsbury's Local
- 8 Aesop
- 9 Tokyobike

Hotels

- 1 South Place Hotel
- 2 The Hoxton
- 3 Shoreditch House
- 4 citizenM Hotel
- 5 The Boundary
- 6 Mondrian Shoreditch
- 7 Nobu Hotel
- 8 The Z Shoreditch
- 9 M By Montcalm

Fitness & Leisure

- 1 Energie Fitness
- 2 Ironmonger Row Baths
- 3 Gymbx

Art & Culture

- 1 The Museum of Methodism
- 2 Barbican Centre
- 3 Museum of London
- 4 Banksy's Portrait of Basquiat
- 5 Guildhall Art Gallery
- 6 Clifford-Thames Gallery
- 7 Finsbury Library
- 8 Shoreditch Library
- 9 Hoxton Gallery
- 10 Charlie Smith London
- 11 Electric Cinema
- 12 Rich Mix
- 13 Courtyard Theatre
- 14 Museum of the Order of Saint John



JOURNEY TIMES & TRAIN LINES

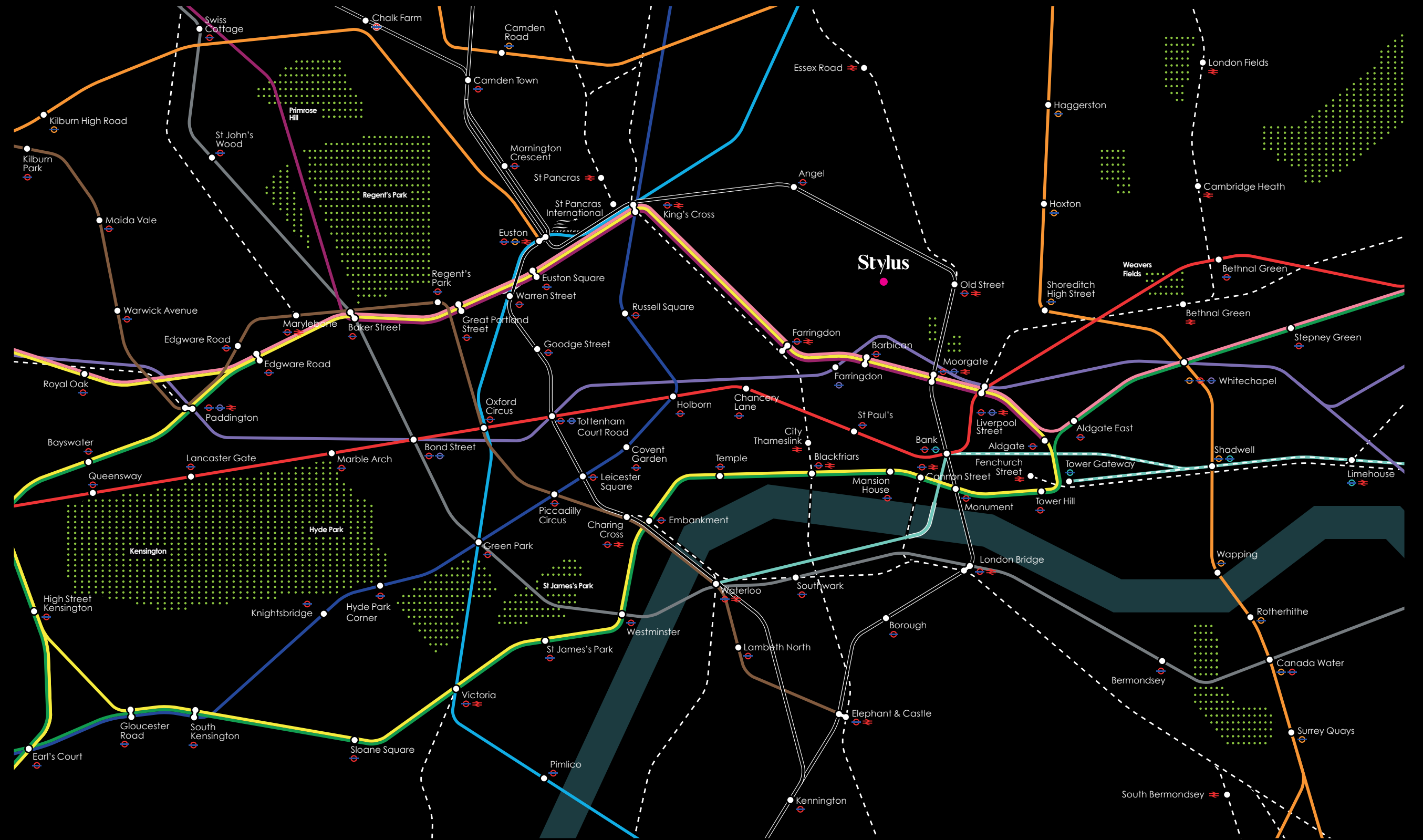
Travel times from Old Street Station, just a 5 minute walk away.

King's Cross St Pancras St.	05 MINS		14 MINS
London Bridge Station	06 MINS		12 MINS
Euston Station	06 MINS		18 MINS
Liverpool St. Station	09 MINS		05 MINS
Farringdon Station	10 MINS		06 MINS
Waterloo Station	15 MINS		18 MINS
Paddington Station	24 MINS		31 MINS

Travel time to major London airports

City Airport	29 MINS	
Gatwick Airport	55 MINS	
Heathrow Airport	57 MINS	

- UNDERGROUND
- CROSSRAIL
- OVERGROUND
- BAKERLOO
- CENTRAL
- CIRCLE
- DISTRICT
- DLR
- HAMMERSMITH & CITY
- JUBILEE
- OVERGROUND
- METROPOLITAN
- NORTHERN
- PICCADILLY
- VICTORIA
- WATERLOO & CITY
- CROSSRAIL





AWAKEN
YOUR
SENSES

SETTING THE TONE AS YOU ENTER THE STYLUS BUILDING IS THE STYLISH AND CONTEMPORARY RECEPTION AREA.

WITH CLEAN LINES AND HIGH QUALITY FINISHES THROUGHOUT, IT PRESENTS ITSELF IN AN ART GALLERY STYLE – AN IMPRESSIVE, FREE-FLOWING SPACE TO WELCOME AND INSPIRE BOTH YOUR CLIENTS AND EMPLOYEES ALIKE.

A HARMONIOUSLY DESIGNED RECEPTION DESK

Taking its cue from the building's former use, the bespoke, feature reception desk has been created locally by the award-winning Mamou-Mani, in collaboration with the building's architects Gpad.

The building's original lift motor has been beautifully repurposed, combined with a floating glass desk surface and a distinctive gramophone-like sculpture which has been 3D printed from a sustainable organic bioplastic.



GROUND FLOOR
RECEPTION



FIRST FLOOR
OFFICE SPACE

URBAN DESIGN IN A SMARTER SPACE

SPECIFICATION

- + New glazed frontage
- + Heating and cooling system throughout. A/C system with multiple internal fan coil units on each floor
- + Two 9-person lifts serving all floors from basement to fourth floor
- + Excellent floor to ceiling height of 3m+
- + Column-free floor plates
- + Low energy LED lighting
- + Fibre optic Internet connectivity
- + Renewable energy for electricity generation
- + CCTV, Video Entry system and key fob access
- + Cycle storage for 44 bikes, drying room, 81 lockers and shower changing area
- + Lower ground level landscaped courtyard
- + Eco-friendly biodiverse roof

FIRST FLOOR

FLOOR PLAN

ACCOMMODATION SCHEDULE

1,400mm x 800mm Workstations	40
Meeting Room (10 persons)	1
Meeting Room (6 persons)	1
Meeting Room (4 persons)	1
Breakout Areas	6
Quiet Booths	2
Kitchenette/Dining Area	1



5,437 SQ FT 505 SQ M

NIA
 Common areas
 Toilets







FIRST FLOOR

 **VIEW TOUR**





MAKE YOUR MOVE



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