

**UNIQUE FORMER  
STABLES, STEEPED IN  
HISTORY**

**SHOREDITCH STABLES  
66 BUTTESLAND ST  
OLD STREET  
N1**

**18,975 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**



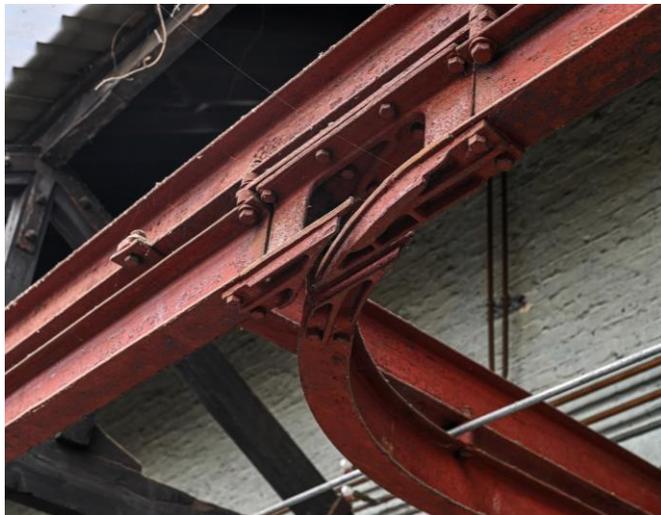
# BELCOR

66 BUTTESLAND STREET  
OLD STREET N1



# BELCOR

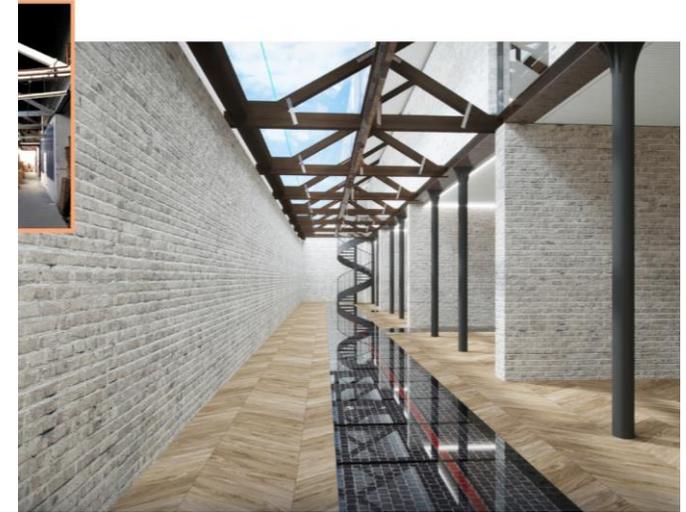
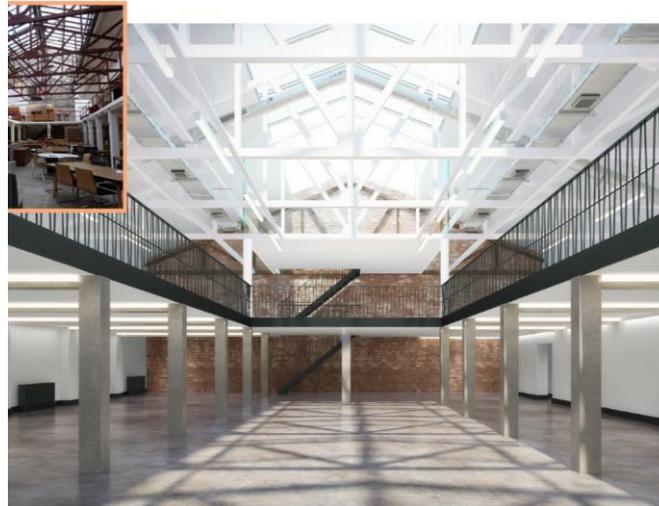
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# BELCOR

## BOUNDLESS POTENTIAL...

66 BUTTESLAND STREET  
OLD STREET N1



## DESCRIPTION

A truly unique commercial building, setback behind a quiet residential road close to Old Street Roundabout. Built in 1895, the property is steeped in history and still maintains many original historic features. The property benefits from exceptional ceiling heights, excellent loading facilities, exposed steel beams and timber joists. The building would be suitable to a range of occupiers, including office, showroom, retail and leisure.

## AMENITIES



WAREHOUSE STYLE  
FEATURES



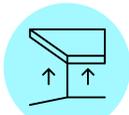
SELF-CONTAINED



E CLASS USE



LOADING FACILITIES



GREAT CEILING HEIGHTS



HISTORICAL FEATURES

## SELF-CONTAINED FORMER STABLES AVAILABLE FOR COMMERCIAL USE



## AVAILABILITY

| WING      | FLOOR                 | SIZE (SQ FT) | STATUS    | RENT (PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|-----------|-----------------------|--------------|-----------|------------|-------------|----------------------|-------------|
| East Wing | Ground Floor          | 5,931        |           |            |             |                      |             |
|           | Mezzanine             | 3,814        |           |            |             |                      |             |
|           | EW Total              | 9,745        |           |            |             |                      |             |
| West Wing | Ground Floor          | 5,427        |           |            |             |                      |             |
|           | 1 <sup>st</sup> Floor | 2,842        |           |            |             |                      |             |
|           | WW Total              | 8,269        |           |            |             |                      |             |
| Reception | Ground Floor          | 961          |           |            |             |                      |             |
|           | Total                 | 18,975       | Available | POA        |             |                      |             |

## LEASE

A new lease to be contracted outside the Landlord & Tenant Act.

## TIMING

Available immediately.

## CONTENT

View on our website.



## VAT

VAT is applicable.

### TRANSPORT

Old Street - 5 min walk



Shoreditch High St - 9 min walk



Hoxton- 10 min walk

Liverpool Street - 15 walk

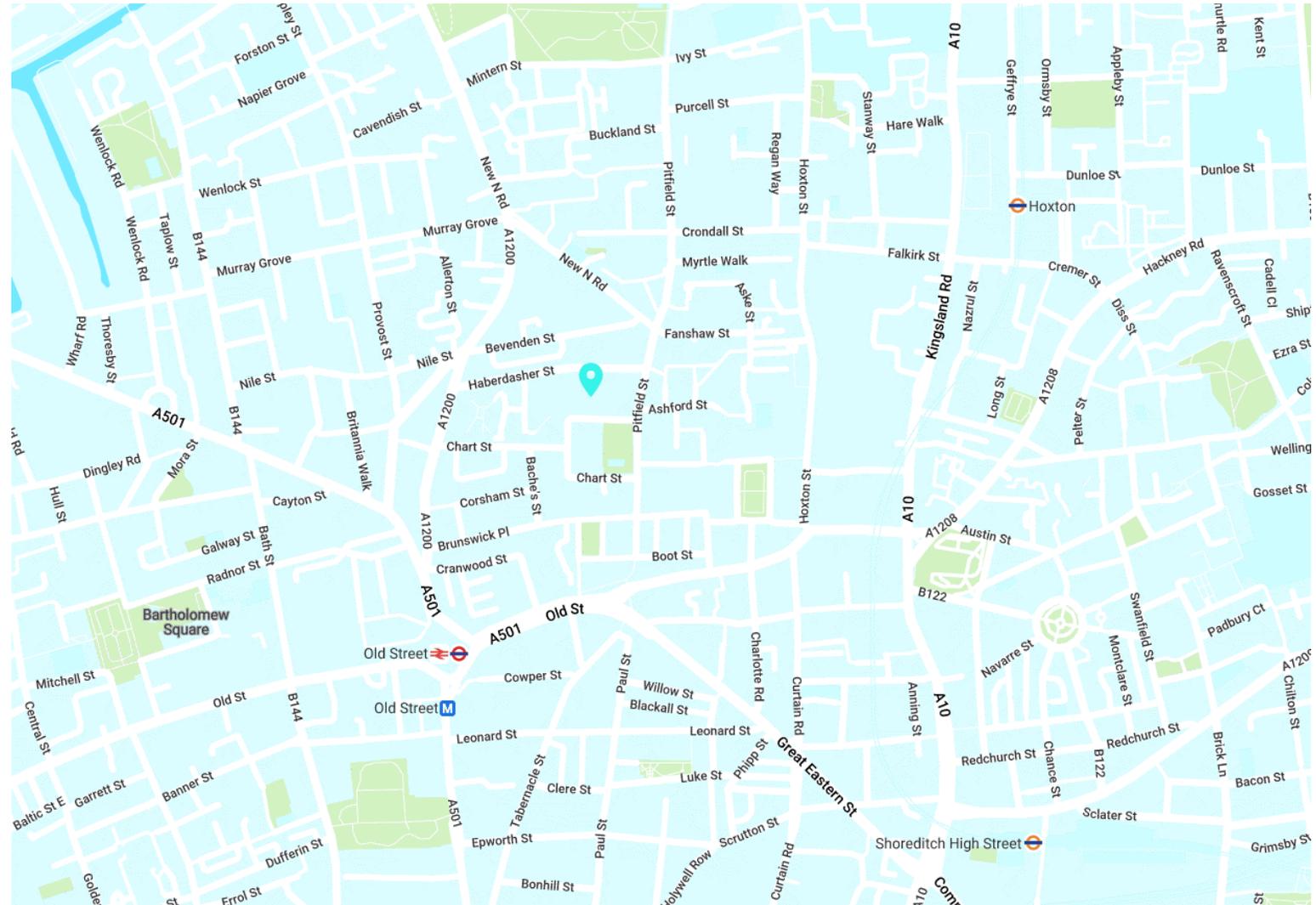


### AREA

Shoreditch Stables is conveniently located within a short walk of Old Street and other key stations, offering excellent transport links.

The area is characterised by its attractive warehouse style buildings and vibrant cultural atmosphere. Hoxton is home to an abundance of creative occupiers who benefit from a wide variety of restaurants, coffee shops, bars and retail stores.

### LOCATION



## VIEWINGS VIA SOLE AGENTS

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## TEAM

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