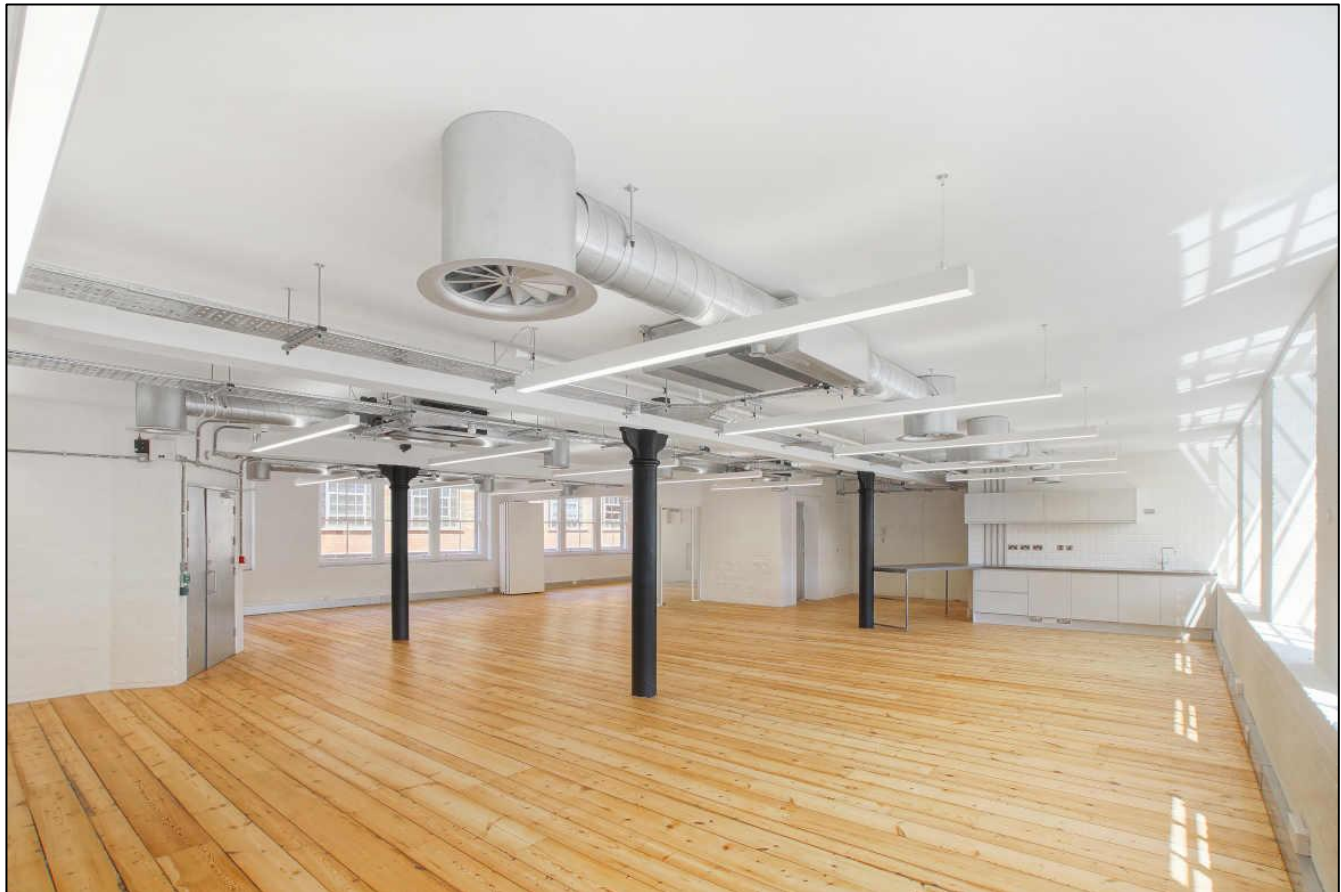


Commercial Office Space
1,938 sq. ft. / 180.05 sq. m.

Converted Warehouse – The spitting image of your new office space!

TO LET

Cairo Studios, 4 Nile Street, Old Street, London, N1 7RF



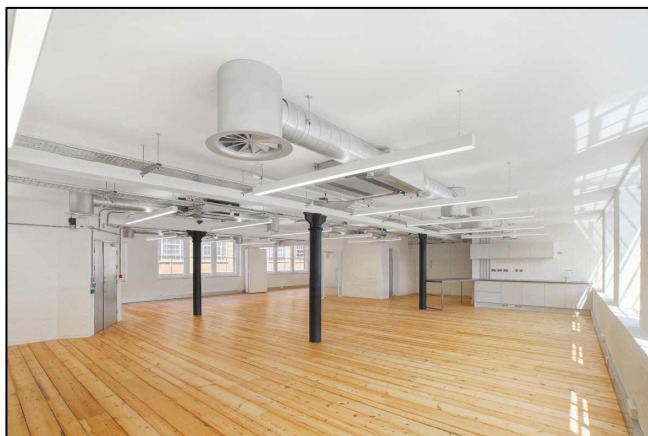
LOCATION

The building is located on the south side of Nile Street, five minutes' walk from Old Street roundabout.

Nile Street and Underwood Street has charming streetscape of converted warehouse buildings.

TRANSPORT

Old Street (Northern line and National Rail)
Angel (Northern line)
Hoxton (London Overground)
Shoreditch High Street (London Overground)



DESCRIPTION

In a former life, the building was home to the production arm of Spitting Image, the televised British satirical puppet show. It was also home to Jamie Oliver's development team for 'Fifteen'.

Since then, the building has been refurbished to provide architecturally designed warehouse style office space. Availability as follows:

Second Floor

Blank canvas with 1 meeting room, fitted kitchenette and 2 demised W/C's.

HIGHLIGHTS & AMENITIES

- Converted warehouse building
- Original warehouse features
- 5 minute walk from Old Street station
- Exposed services
- Mitsubishi VRF air conditioning
- Modern suspended LED lighting
- Reclaimed wooden flooring
- Metal trunking system
- Double glazed crittal windows
- Video Entryphone system
- Original warehouse features
- 6 person passenger lift

LEASE

New effective full repairing and insuring lease/s available for a term

AVAILABILITY

Floor	Size Sq. Ft.	Rent Per Sq. Ft.	Service Charge Per Sq. Ft.	Rates Per Sq. Ft.	Total Occupational Costs	
					Per annum	PCM
Second	1,938	£39.50	£4.00	£19.62	£122,326.56	£10,193.88

There is also a lower ground floor studio / storage space of 2,195 sq. ft. available within the building, at a rent of £25.00 psf. If this space is of interest, please request our separate marketing material.

PLEASE CONTACT

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