

174-180 OLD STREET LONDON EC1V

PRIME OLD STREET OPPORTUNITY SUI GENERIS WITH 1AM LICENSE

5,900 SQ FT TO LET



THE ROUNDABOUT
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LOCATION

A **2-minute** walk from Old Street Underground Station with **15.3 million** entry / exits last year to date. Old Street Station provides Northern line and National Rail services, and easy access to Moorgate Station, Liverpool Street Station and Farringdon Station.

Nearly operators include **Wetherspoons, M&S, Aldi, Gymbox, Argos, Co-Op, Wagamama, Shoreditch Grind** and **Gail's**.



TUBE TIMINGS

FROM OLD STREET STATION

EUSTON 11 MINS

ThamesLink / eurostar
KING'S CROSS ST PANCRAS 5 MINS

OLD STREET STATION

MOORGATE 2 MINS

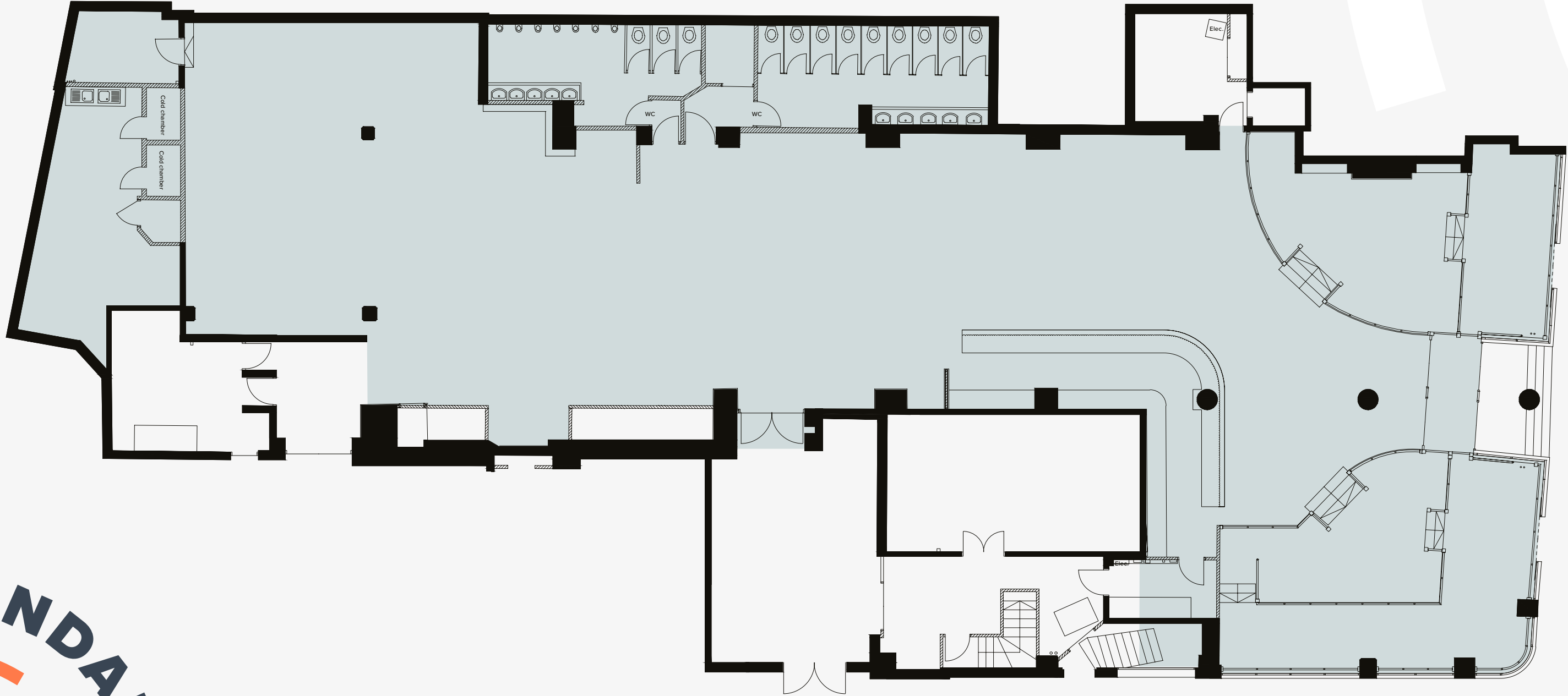
BANK 3 MINS

ThamesLink /
LONDON BRIDGE 5 MINS

- Northern Line
- Victoria Line
- Circle Line
- Hammersmith & City Line
- Metropolitan Line
- Bakerloo Line
- Jubilee Line
- Elizabeth Line
- Waterloo & City Line
- Piccadilly Line
- Central Line

FLOORPLAN

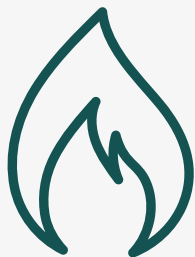
Ground Floor



Circa 6,000 sq ft
ground floor
only available



Full kitchen
extract



Gas and
3 phase power



1am
License

* Full detail available
on request

Gross Internal Area:

Floor	Size
Ground	5,900 sq ft / 680.1 sq m

FURTHER INFORMATION

Quoting Rent
£250,000 pax.

Terms
New lease for a term to be agreed outside the Act.

Business Rates
(from 1st April 2026)
Ratable Value: £133,000

Rates Payable: £61,180
(Using UBR of 46p)
**Please seek your own guidance*

EPC
Available on request.

Costs
Each party to bear their own costs.

Subject to Contract and
Vacant Possession.

CONTACTS

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Anti-Money Laundering Regulations: Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed occupier once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

