

49-59 Old Street, London, EC1V 9HX

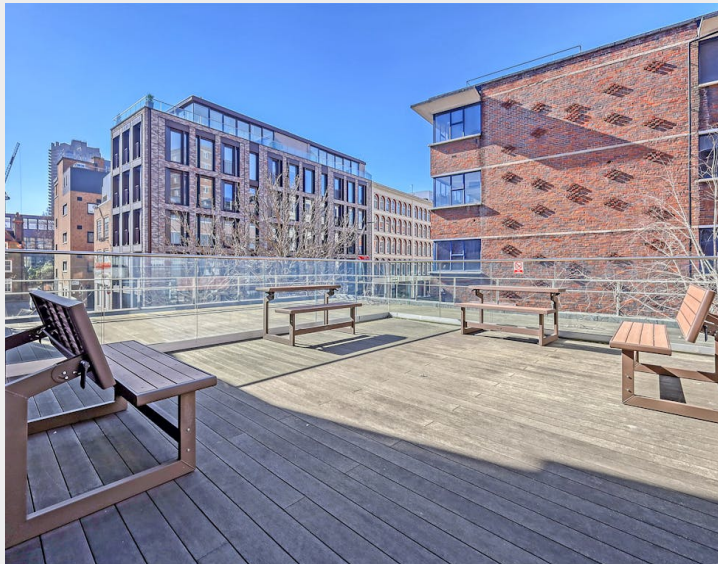
TO LET

F1 Education / Healthcare / Office /
Showroom

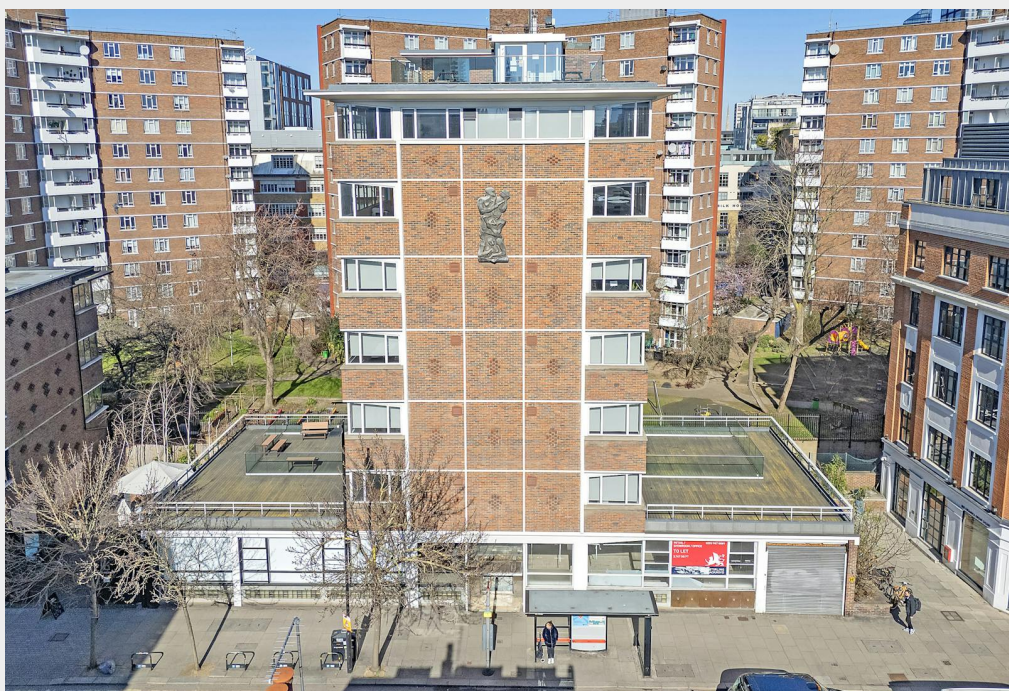
16,321 sq ft / 1,516.3 sq m

£39.50 per sq ft

Prominent self-contained commercial building, suitable as a London HQ/campus



- Fully self-contained HQ/campus building
- Fitted with private suites and meeting rooms
- Scope for additional/neighbouring ground floor accommodation
- 3 x private roof terraces
- Equalities Act compliant
- Ground floor reception with access onto Old Street
- Good rear loading access

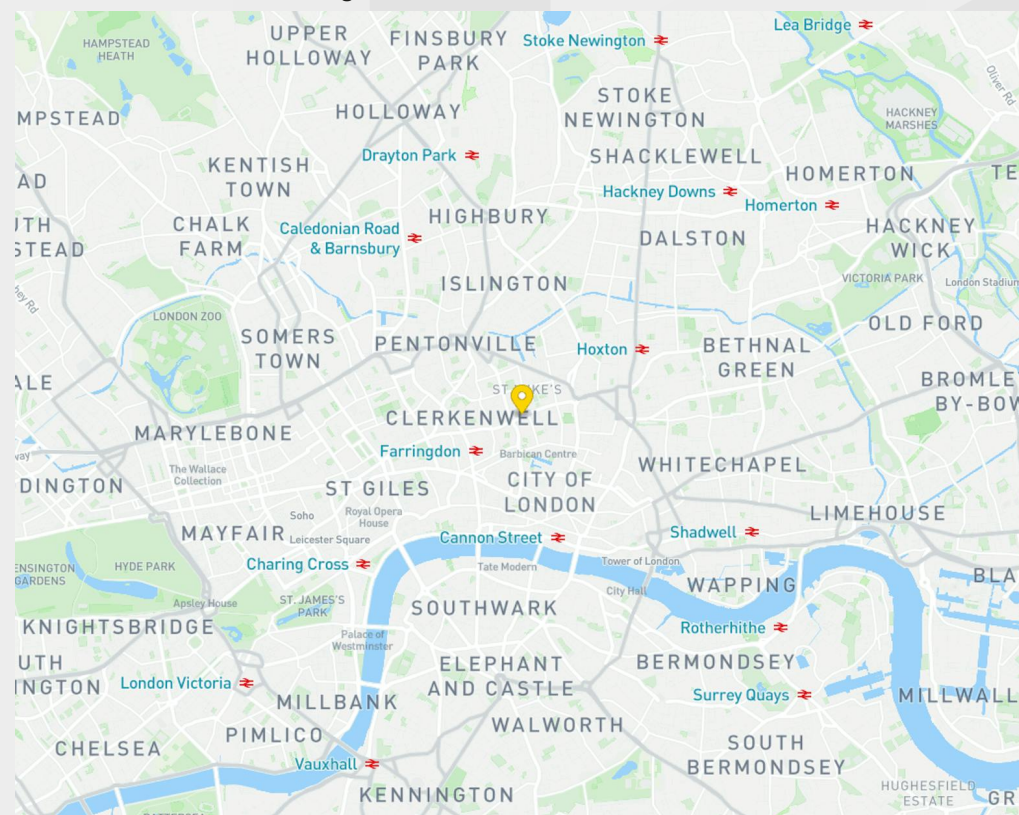


Description

Offering extensive ground floor frontage onto Old Street, this HQ/Campus style building would suit a range of possible occupiers including office, showroom, medical and education (STP). The building offers immediate access from Old Street with the scope to create a significantly larger reception/ ground floor retail/ cafe element with the neighbouring property which would provide a further 2,699 ft² across ground and lower ground. There are two private terraces on the first floor for breakout space and an impressive top floor private terrace with commanding views. The building offers good quality facilities with excellent natural light. Long term leases are available direct from the freeholder.

Location

Situated on Old Street Road, close to the junction of Goswell Road the property is situated just 6 minutes from Barbican Station, with Farringdon and Old Street Station both accessible within a 10 minute walk too. The immediate areas hosts a wealth of a popular cafe's, artisan bakeries and sought after restaurants.



Accommodation / Availability

Floor/Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
6th	2,618	243.22	£39.50	On Application	On Application	Available
5th	2,564	238.20	£39.50	On Application	On Application	Available
4th	2,564	238.20	£39.50	On Application	On Application	Available
3rd	2,564	238.20	£39.50	On Application	On Application	Available
2nd	2,674	248.42	£39.50	On Application	On Application	Available
1st	2,675	248.52	£39.50	On Application	On Application	Available
Ground	662	61.50	£39.50	On Application	On Application	Available
Total	16,321	1,516.26	£39.50			

*Scope for an additional 2,699 sq ft across neighbouring ground and lower ground levels

Tenure

New Lease

EPC

D

VAT

Applicable

Configuration

Fitted

Contacts

Tom Schwier
07583 037 559
tom.schwier@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk

Jon Morell
07957 454 987
jon.morell@strettons.co.uk



Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 26/03/2025