Commercial Office Space
1,938 – 3,876 sq. ft.
Converted Warehouse – The spitting image of your new office space!

TO LET

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



LOCATION

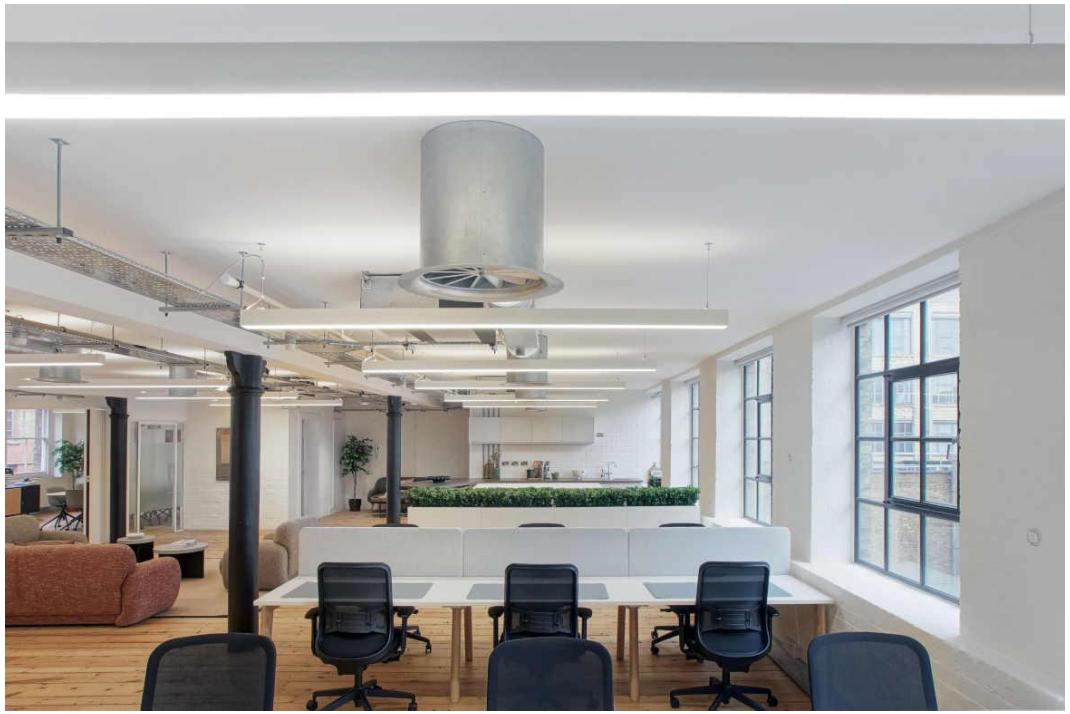
The building is located on the south side of Nile Street, five minutes' walk from Old Street roundabout.

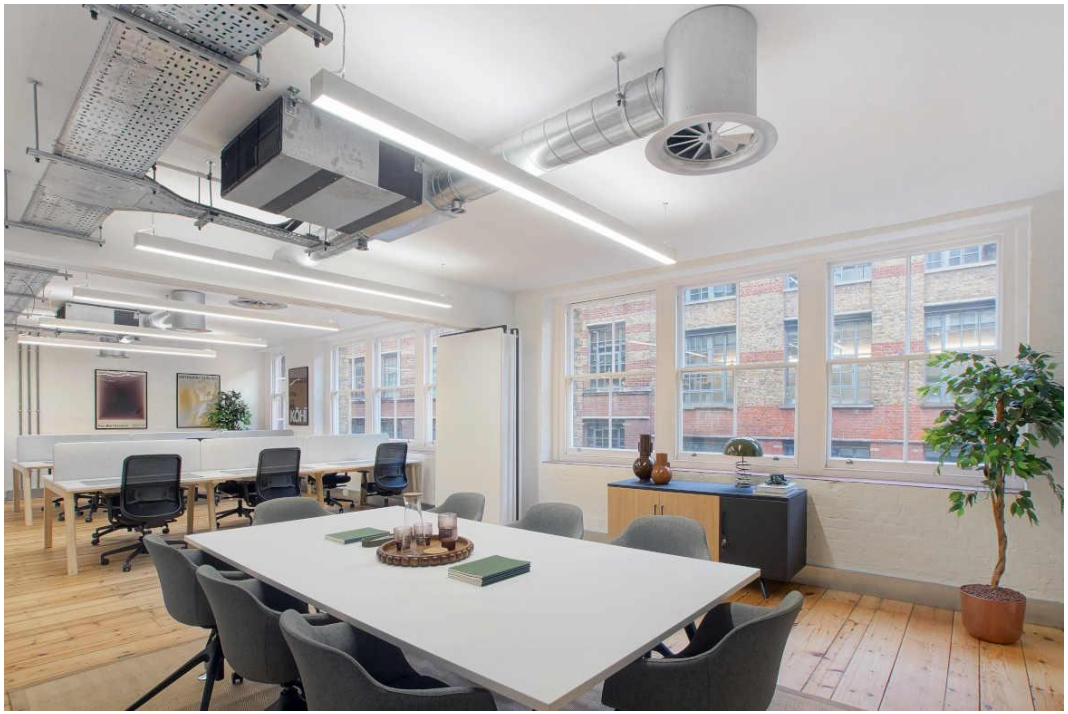
Nile Street and Underwood Street has charming streetscape of converted warehouse buildings.

TRANSPORT

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

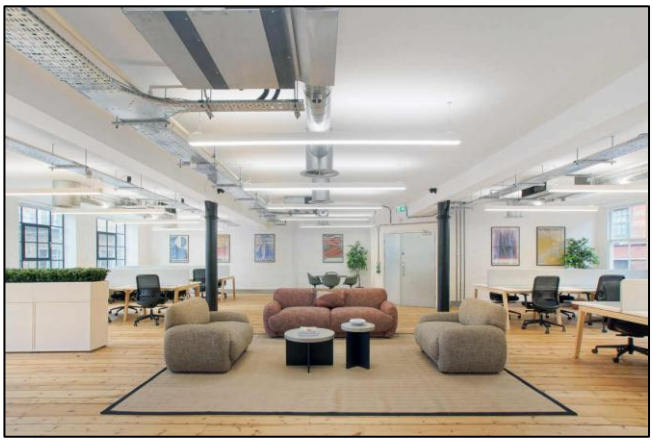
Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.








KŌHĪ





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.

The second floor provides open plan, fitted and furnished space comprising 24 x desks, a meeting room and a generous kitchenette.

The third floor is fitted with 3x meeting rooms, 3x call booths, an enclosed kitchenette and could be furnished, subject to terms.

HIGHLIGHTS

- Converted warehouse building
- Original warehouse features
- 5 minute walk from Old Street station
- Mitsubishi VRF air conditioning
- Reclaimed wooden flooring
- Metal trunking system
- Double glazed crittal windows
- 6 person passenger lift
- 24 x desks
- Meeting room
- Generous kitchen & breakout area

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	1,938	180.05
Second	1,938	180.05
Total	3,876	360.10

LEASE

A new effective full repairing and insuring lease available for a term by arrangement.

RENT

Floor	Per Sq. Ft.	Per Annum
Third	£32.50	£62,985
Second	£32.50	£62,985
Total	£32.50	£125,970

SERVICE CHARGE

Floor	Per Sq. Ft.	Per Annum
Third	£4.00	£7,752
Second	£4.00	£7,752
Total	£4.00	£15,504

BUSINESS RATES (2026/27)

Floor	Per Sq. Ft.	Per Annum
Third	£19.57	£37,920
Second	£21.11	£40,915
Total	£20.34	£78,835

Interested parties must verify these figures with the London Borough of Hackney.

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
Third	£108,657	£9,055
Second	£111,652	£9,304
Total	£220,309	£18,359

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Ned Walters
nwalters@antonpage.com

Stephen Page
spage@antonpage.com