



**TO LET**



**49-59 Old Street  
EC1V 9HX**

**NEW TO MARKET  
FULLY REFURBISHED  
BABY TOWER  
TO LET AS A WHOLE  
OR IN FLOORS**

**18,823 sq ft  
(1,748.71 sq m)**

- Retail unit on ground and basement
- Two lifts
- Fully DDA compliant
- Roof garden with dedicated lift, kitchen and stunning views over London skyline

# 49-59 Old Street, London, EC1V 9HX

## Description

59 Old Street is an iconic 1950s seven storey office building which has been refurbished to a high standard, retaining many of its original Modernist features.

The property provides a total of 18,823 sq ft of commercial space, with a retail / restaurant unit over ground and basement, and individual office units on six upper floors from 1,216 sq ft. Full accommodation schedule available on request

Part of the ground floor has been specifically designated for B1c workspace, for use as light industrial with 2.85m headroom.

## Location

59 Old Street is perfectly placed between bustling Clerkenwell and Shoreditch's social scene, just 7 minutes from Barbican station and a short walk to Old Street station.

The building is surrounded by places to eat and drink from Michelin-starred restaurants to casual coffee-to-cocktail offerings. This neighbourhood is a magnet for the Capital's leading creative talent due to it being considered London's most densely populated design district. Old Street is also home to the Silicon Roundabout regarded worldwide as London's tech hub.

The building is well connected to public transport with Old Street, Barbican, Farringdon, Liverpool Street, Shoreditch High Street and St Paul's all within walking distance providing access to the Elizabeth, Circle, Hammersmith & City, Metropolitan, Northern, Central, Overground lines and Thameslink.

## Specification

Floor to ceiling height of 2.85m in offices/studios

Restored parquet flooring in office studios

Bolon flooring in communal lobby areas

2 x roof terraces on First Floor, 301 sq ft each with glazed balustrade

Sky garden 678 sq ft

Wraparound glazing providing stunning views

Recessed skirting and ceiling cove lighting to oak-lined entrance

9-person evacuation lift and 5-person passenger lift

24-hour access

Fob controlled access with video camera pane

## Viewings

Strictly by appointment

## Terms

To let on new FRI lease by arrangement



EC1V 9HX

## Summary

Available Size	18,823 sq ft
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon Enquiry

## Viewing & Further Information



Lucy Stephens

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# 59 OLD STREET

LONDON EC1



18,823 SQ FT OF BEAUTIFULLY RESTORED OFFICE AND  
RETAIL ACCOMMODATION AT THE MEETING POINT  
OF CLERKENWELL AND OLD STREET

# MODERNISM ON OLD STREET

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59 Old Street is an iconic 1950s seven storey office building which has been refurbished to a high standard, retaining many of its original Modernist features.

A former post office building, it was designed by the renowned early Modernist architect Joseph Emberton as part of the Stafford Cripps Estate.

59 Old Street provides a total of 18,823 sq ft of commercial space, with a retail / restaurant unit over ground and basement, and individual office units on six upper floors from 1,216 sq ft. Part of the ground floor has been specifically designated for B1c workspace, for use as light industrial with 2.85m headroom.

# A VIEW FROM THE TOP

At the entrance you are welcomed by a Modernist cantilevered canopy. The ground floor comprises two retail / restaurant units flanking the main glazed entrance to the offices. The lobby displays detailing that mirrors the original design of the building such as the oak panelled entrance with recessed ceiling and skirting lighting, and there are two bright stairwells with Bauhaus balustrades of solid timber handrails. From here, 2 x passenger lifts serve all eight floors, ensuring the building is fully DDA compliant.

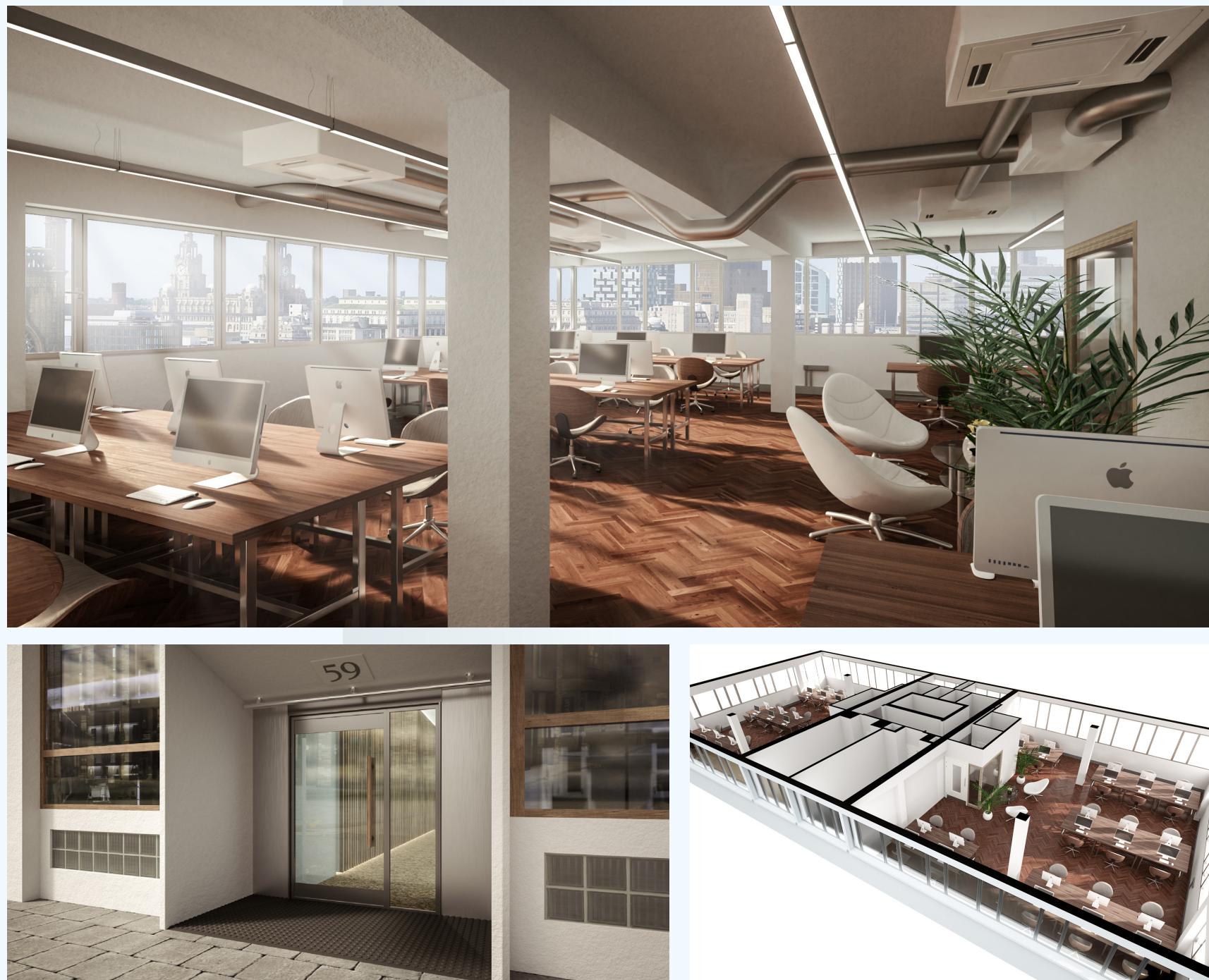
Take your pick from unique vistas towards either the east or west of London. The first floor, Unit 1 benefits from two substantial private roof terraces, each one providing 301 sq ft of timber decked amenity space. A large sky garden on the roof also provides outdoor space and stunning views across the city, accessed by a dedicated lift.

All offices have beautifully restored parquet flooring in contrast with the modern Swedish designed Bolon flooring in the lobby areas. With exposed services, galvanised trunking and LED lighting, 59 Old Street offers the perfect blend of modern industrial style and original features.



# SPECIFICATION

- 24-hour access
- Fob controlled access with video camera panel
- Restored parquet flooring in office studios
- Bolon flooring in communal lobby areas
- DDA compliant WCs and unisex WCs to each unit
- DDA compliant showers
- DDA compliant mobility scooter store and charging room at Ground Floor
- Bike storage for 20 bicycles
- Disabled trike store at street level
- 2 x roof terraces on First Floor, 301 sq ft each with glazed balustrade
- Sky garden 678 sq ft
- Wraparound glazing providing stunning views
- Daikin VRV energy efficient air conditioning system
- EPC rating B
- Floor to ceiling height of 2.85m in offices/studios
- 9-person evacuation lift and 5-person passenger lift
- LED lighting throughout
- Recessed skirting and ceiling cove lighting to oak-lined entrance



# FLOOR AREAS

Unit	Floor level	Sq m	Sq ft
B	Basement	121	1,302
RG	Retail Ground	138	1,485
GF	Ground Floor	128	1,378
1	First Floor	114	1,227
2	First Floor	113	1,216
3	Second Floor	114	1,227
4	Second Floor	113	1,216
5	Third Floor	114	1,227
6	Third Floor	113	1,216
7	Fourth Floor	114	1,227
8	Fourth Floor	113	1,216
9	Fifth Floor	114	1,227
10	Fifth Floor	113	1,216
11	Sixth Floor	114	1,227
12	Sixth Floor	113	1,216
<b>Total</b>		<b>1,749</b>	<b>18,823</b>

## BASEMENT

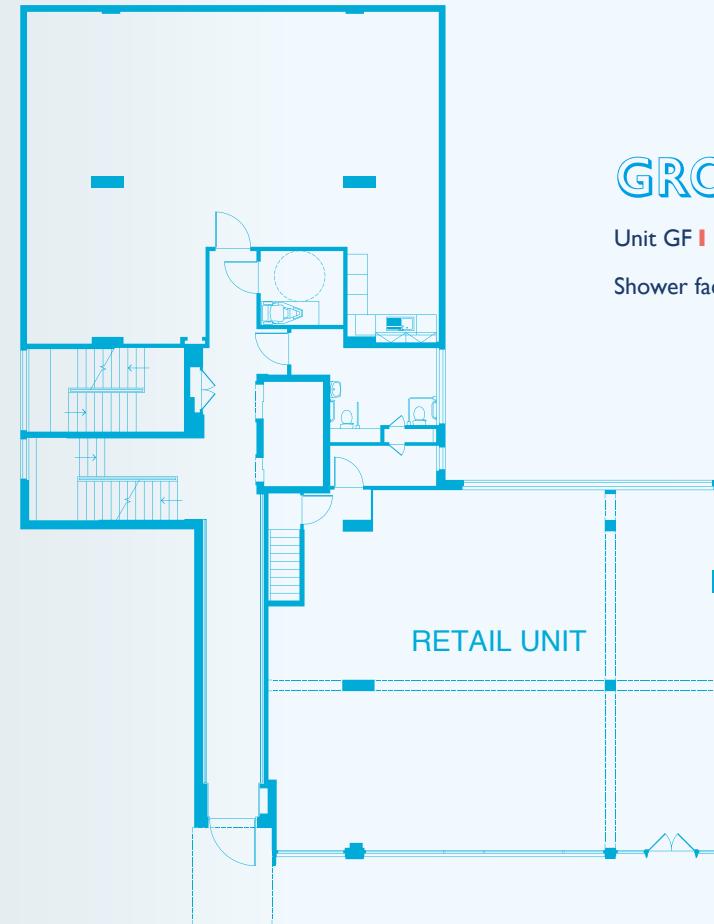
Unit B | 121 sq m | 1,302 sq ft



## GROUND FLOOR

Unit GF | 128 sq m | 1,378 sq ft

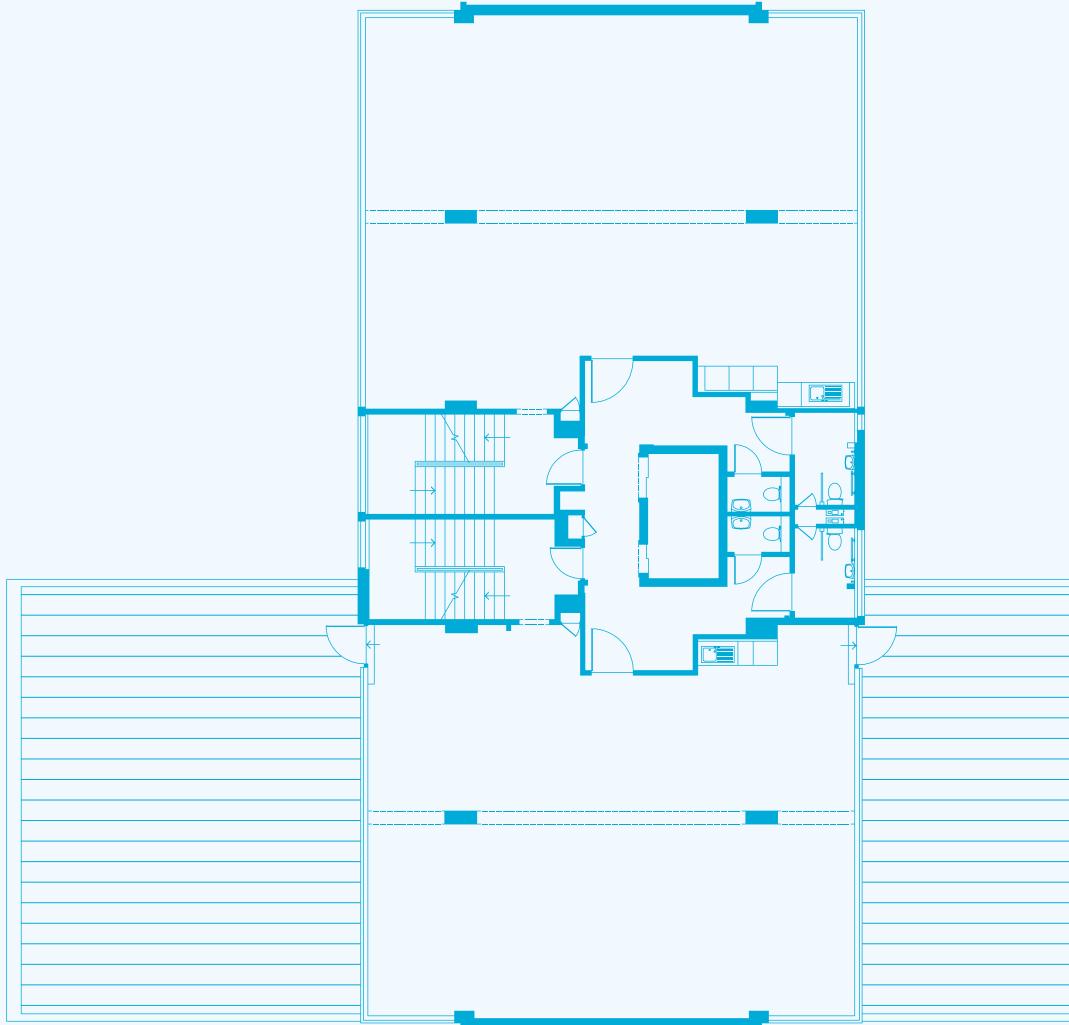
Shower facility | 9.6 sq m | 103 sq ft



## FIRST FLOOR

Unit 1 | 114 sq m | 1,227 sq ft

Unit 2 | 113 sq m | 1,216 sq ft



Old Street

## SECOND TO FIFTH FLOORS

Unit 3 | 114 sq m | 1,227 sq ft

Unit 4 | 113 sq m | 1,216 sq ft

Unit 5 | 114 sq m | 1,227 sq ft

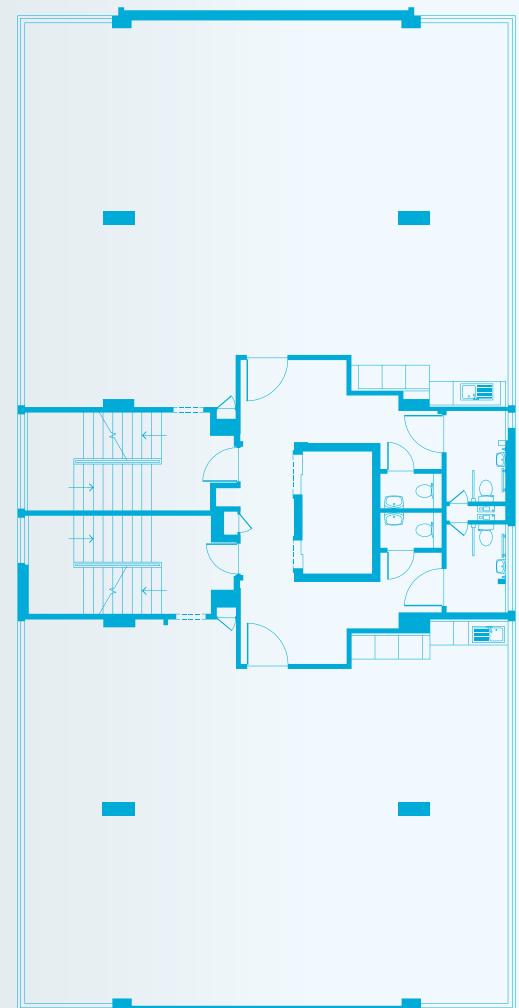
Unit 6 | 113 sq m | 1,216 sq ft

Unit 7 | 114 sq m | 1,227 sq ft

Unit 8 | 113 sq m | 1,216 sq ft

Unit 9 | 114 sq m | 1,227 sq ft

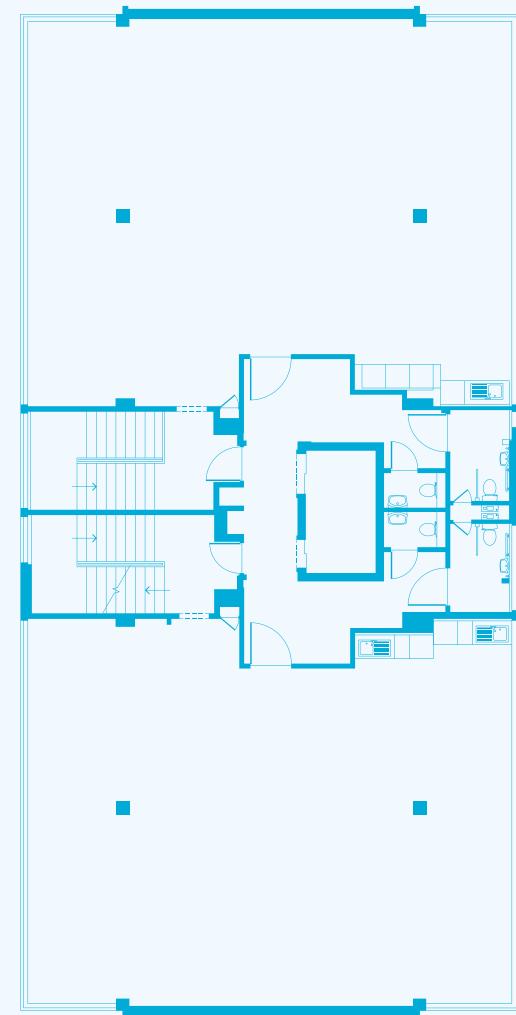
Unit 10 | 113 sq m | 1,216 sq ft



## SIXTH FLOOR

Unit 11 | 114 sq m | 1,227 sq ft

Unit 12 | 113 sq m | 1,216 sq ft



Old Street





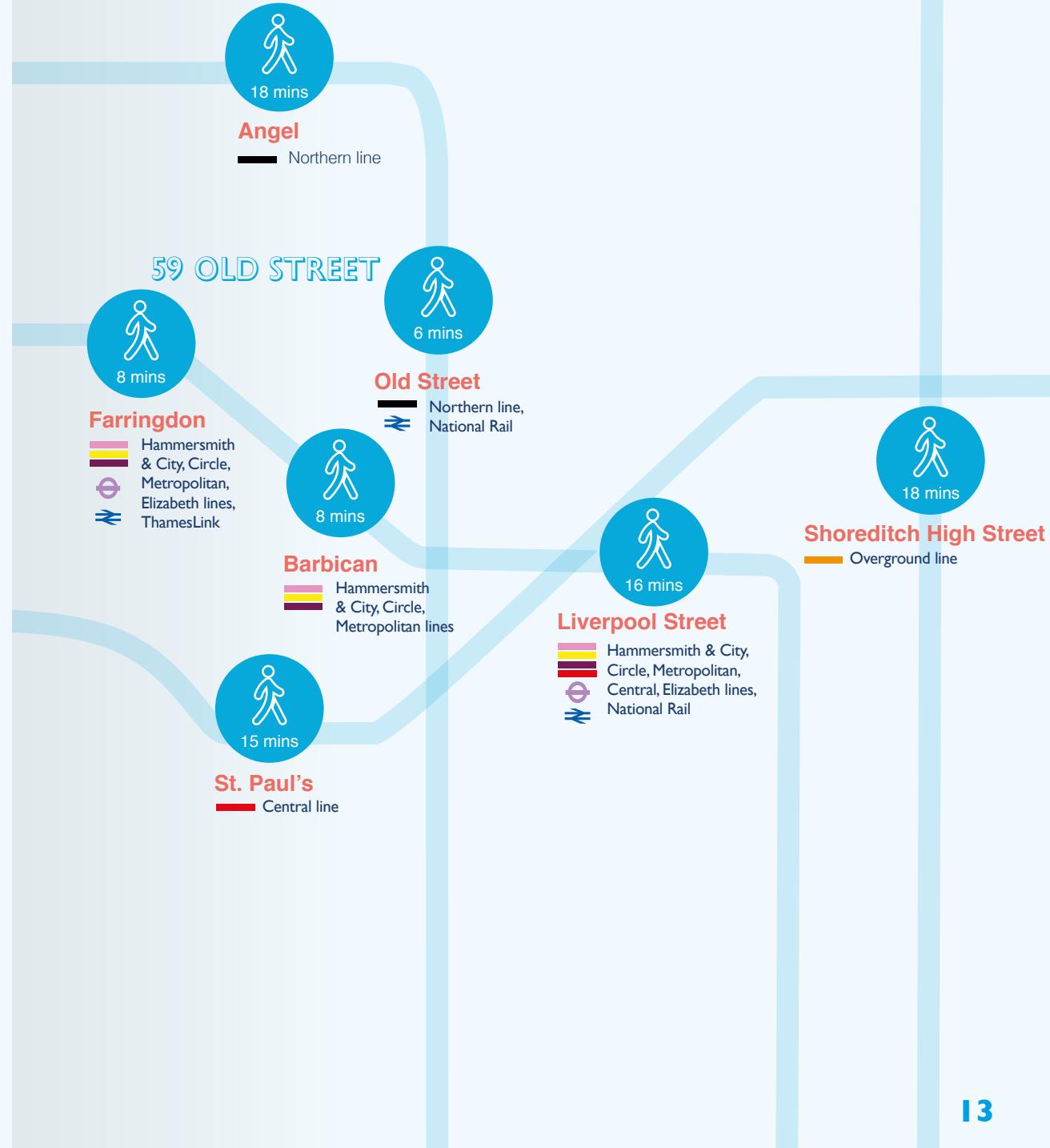
# THE NEIGHBOURHOOD

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to the Silicon Roundabout regarded worldwide as London's tech hub.

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# IT'S CLOSER THAN YOU THINK

## Leisure & Retail

- 1 Clerkenwell Grind
- 2 Look Mum No Hands
- 3 J&A Café
- 4 Luca
- 5 Foxlow
- 6 The Zetter
- 7 The Modern Pantry
- 8 Granger & Co
- 9 Whitecross Street Market
- 10 Gymbox
- 11 Virgin Active (x2)
- 12 Palatino
- 13 Ceviche
- 14 Honest Burgers
- 15 Bone Daddies
- 16 Enoteca De Luca
- 17 Z Hotel
- 18 Nobu Hotel
- 19 Barbican Centre
- 20 Brewdog Clerkenwell
- 21 Shoreditch Grind

## Office Occupiers

- 1 AHMM
- 2 Yelp
- 3 Future Games of London
- 4 Anomaly
- 5 Alexander McQueen
- 6 Airbnb
- 7 Starcom Mediavest
- 8 Shelter
- 9 Inmarsat
- 10 Farfetch
- 11 John Brown Media
- 12 Adobe

## Showroom Occupiers

- 1 Vitra
- 2 Domus
- 3 Ocea Design
- 4 Cosentino
- 5 Boss Design
- 6 Miliken
- 7 Havwoods
- 8 Wilkhahn
- 9 Buzzispace
- 10 Knoll
- 11 Porcelanosa



# TERMS

Available to rent as a whole or unit by unit, terms on application

# VIEWING

Strictly through sole agents Stirling Ackroyd

# DEVELOPER

LB Islington, a living wage employer



## BRETT SULLINGS

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