

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



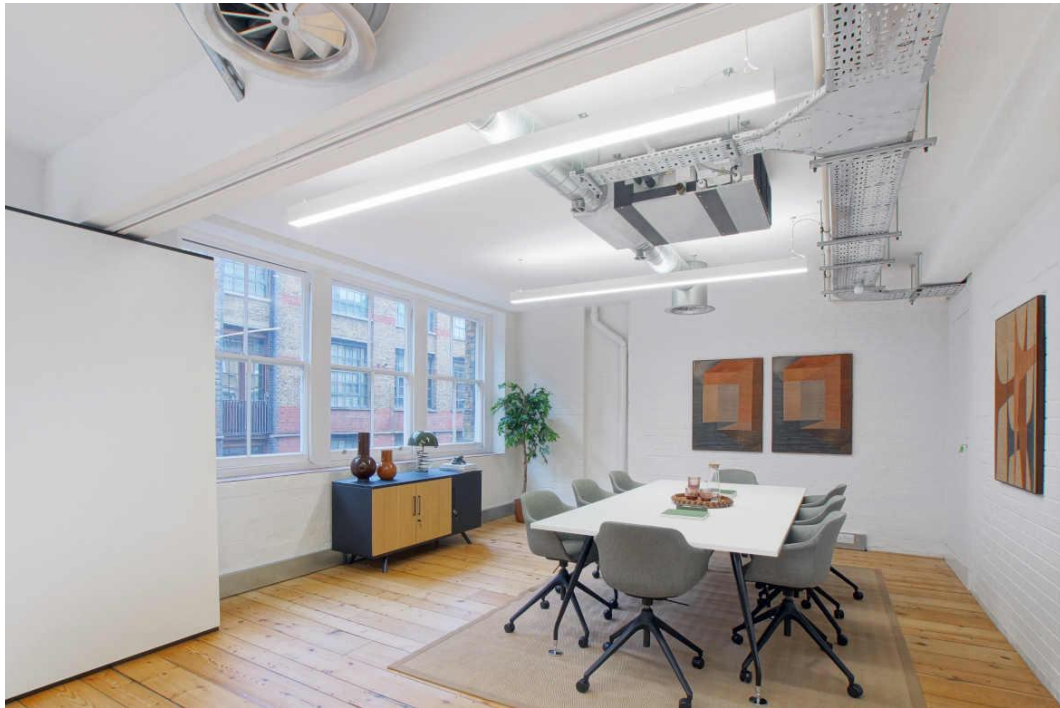
LOCATION

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.

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

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.

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.
Second	1,938	180.05

LEASE

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

RENT

Per Sq. Ft.	Per Annum
£39.50	£76,551

SERVICE CHARGE

We have been advised that the service charge is running at:

Per Sq. Ft.	Per Annum
£4.00	£7,752

BUSINESS RATES

Estimated rates payable for 2026/27 are:

Per sq. ft.	Per Annum
£21.11	£40,915

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

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£125,218	£10,435

PLEASE CONTACT

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