



**12 Old Street**  
London, EC1V 9BE

## **NEWLY REFURBISHED GRADE II LISTED OFFICE BUILDING SITUATED IN A PRIME OLD STREET LOCATION**

**564 to 8,161 sq ft**  
(52.40 to 758.18 sq m)

- Newly refurbished
- Fantastic floor to ceiling heights
- Impressive reception lobby
- Passenger lift
- Significant window frontage
- Loading access from the rear
- Excellent natural light

# 12 Old Street, London, EC1V 9BE

## Summary

Available Size	564 to 8,161 sq ft
Rent	£55 per sq ft
Service Charge	TBC
EPC Rating	B (50)

## Description

This gothic-style property was built in 1876 and is Grade II Listed. The facade benefits from numerous original features, such as pointed arches, rich cornicing and ornamental detailing. The building totals 8,161 sq ft over lower ground, ground and four upper floors (plus mezzanine). There are high ceilings throughout and the ground floor has significant street frontage onto Old Street.

The building has been completely refurbished to provide brand new CAT A offices and offers an ideal HQ opportunity.

## Location

Located on the South side of Old Street, close to its junction with Sycamore Street and directly opposite Morelands, a Derwent London development.

The property is surrounded by a vast array of restaurants, bars and coffee shops. The area is also popular with various creative businesses and is a stone's throw away from Clerkenwell Road, one of Europe's leading showroom destinations. Old Street Roundabout, where new emerging companies are situated amongst fast growing and established businesses is a short walk away.

Barbican (Circle, Hammersmith & City, Metropolitan), Old Street (Northern Line and Mainline Services) and Farringdon (Circle, Hammersmith & City, Metropolitan, Elizabeth Line and Thameslink) are within short walking distance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	1,291	119.94	Available
3rd	1,359	126.26	Available
2nd	1,325	123.10	Available
1st	1,314	122.07	Available
Mezzanine	564	52.40	Available
Ground	1,147	106.56	Available
Lower Ground	1,161	107.86	Available
Total	8,161	758.19	



## Viewing & Further Information

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