

To Let

Spectrum, 160 Old Street, London, Greater London, EC1V 9HE

5,563 to 54,495 sq ft

- Comprehensive refurbishment
- Every floor has a terrace
- Communal business lounge
- Onsite café and restaurants
- Light filled floor plates



Location

A 24-hour neighbourhood, slap-bang at the centre of a business district full of contrasts and combinations. Old Street's constant evolution and reinvention makes for a diverse environment.

Old Street's 'Tech City' is already home to an impressive array of dynamic companies from tech start-ups to established financial institutions, together creating a diverse mix of the traditional with a new entrepreneurial business spirit. All in one place.

The area is thriving with energy and life from early morning to lights out. It boasts a variety of street food, restaurants, pubs and bars (with late licenses and the odd dance floor!), theatres, pop art, music festivals and open spaces all located nearby.

The location is completely connected - two stops to Kings Cross, Bank and Tottenham Court Road.

Accommodation

153,000 sq ft of offices

Floors from 5,500–18,500 sq ft

Terraces on every floor

Highly sub-divisible

Capable of 1 person per 8 sq m

4,000 sq ft main entrance with interconnecting café & tenant lounges

5,000 sq ft of café & restaurants

2.7m floor to ceiling height

Separate cycle entrance off Banner Street

258 cycle spaces, 20 showers, 260 lockers

Delivered by Great Portland Estates in Spring 2018

BREEAM 'Excellent'

Floor / Unit	Size	Sq ft	Availability
8th	5,563 sq ft	5,563	Available
7th	6,935 sq ft	6,935	Available
6th	10,989 sq ft	10,989	Available
5th	12,481 sq ft	12,481	Available
4th	18,527 sq ft	18,527	Available
3rd	20,756 sq ft	20,756	Let
2nd	20,953 sq ft	20,953	Let
1st	20,994 sq ft	20,994	Let
Ground	9,969 sq ft	9,969	Let
Mezzanine	12,116 sq ft	12,116	Let
Lower Ground	13,742 sq ft	13,742	Let

EPC

Available upon request.

Rent

Available on Request

Business Rates

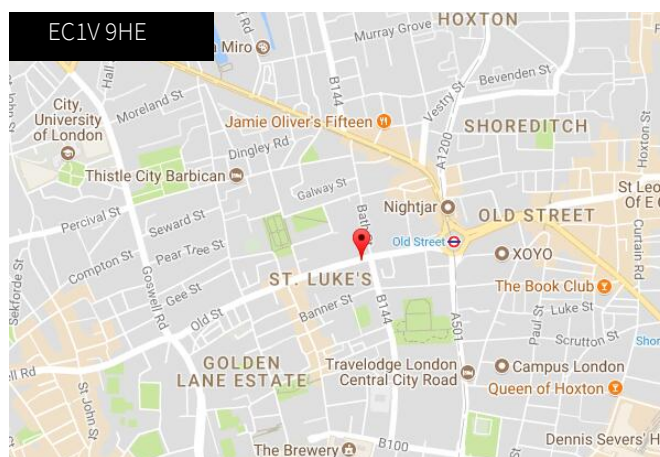
Rates Payable (2017/2018): £22.02 per sq ft

Estimated

Service Charge

£10 per sq ft

Estimated



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