

12 OLD STREET

CLERKENWELL, EC1V 9BE

FOREST
REAL ESTATE

TO LET

1,161 TO 8,161 SQ FT

Newly Refurbished Grade II Listed Building Situated In a Prime Old Street Location.

Key Features

- Excellent Natural Light
- Showers
- Grade II Listed building in a prime Old Street location
- Loading access from the rear
- Air conditioning
- Bike Storage
- Passenger Lift
- Impressive reception lobby
- Self-contained HQ opportunity
- Barbican, Old Street and Farringdon station are all within a short walking distance

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Description

This Grade II Listed Gothic-style property, built in 1876, showcases a striking façade adorned with original architectural features, including pointed arches, intricate cornicing, and decorative detailing.

Spanning 8,161 sq ft across the lower ground, ground, mezzanine, and four upper floors, the building boasts high ceilings throughout. The ground floor benefits from substantial street frontage onto Old Street.

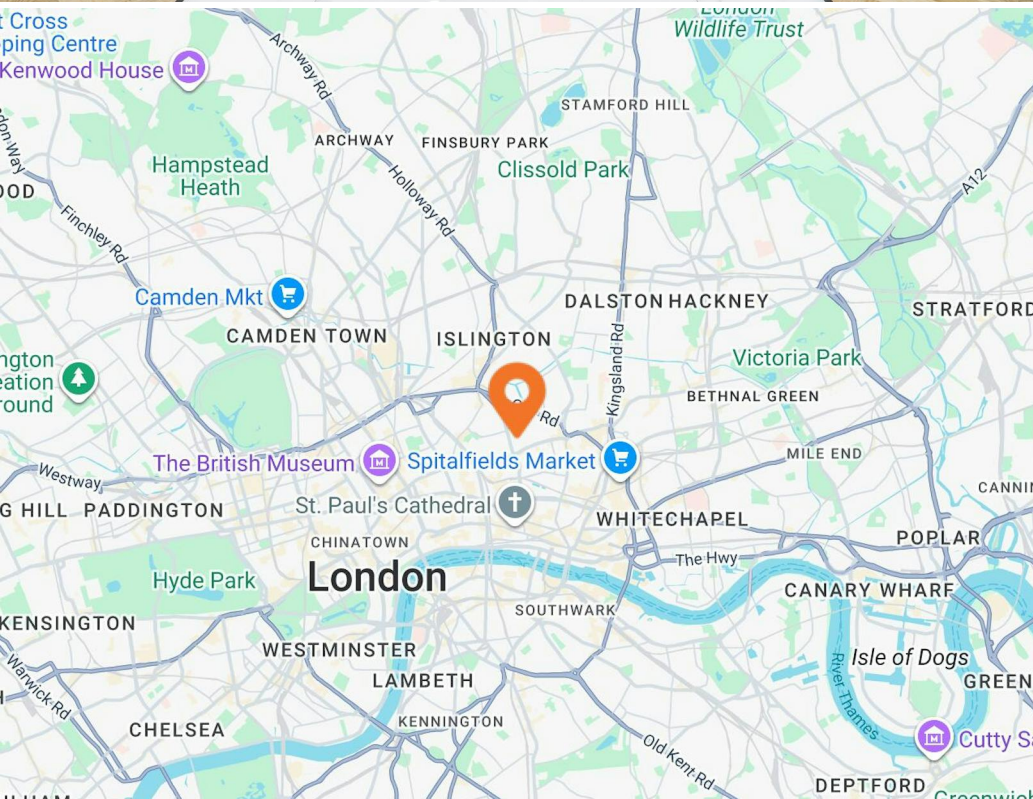
Recently undergone a full refurbishment, the property now offers brand-new CAT A office space, making it an exceptional headquarters opportunity.

Location

Situated on the south side of Old Street, near its junction with Sycamore Street and directly opposite Morelands, a Derwent London development, this property benefits from a prime location.

It is surrounded by a diverse selection of restaurants, bars, and coffee shops, making it a vibrant hub for both work and leisure.

Additionally, Old Street Roundabout, home to both emerging startups and well-established companies, is only a short walk away. Excellent transport links are available nearby, with Barbican, Old Street and Farringdon stations all within easy walking distance.



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Availability

The accommodation comprises the following areas:

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

Lease	New Lease
Rent	£49 per sq ft
Rates	£12.57 per sq ft
Service Charge	N/A
VAT	Not applicable
EPC	B (50)

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