

Compton

*For Rent*  
**28-42 Banner Street  
Old Street EC1**



# Economical Partially Fitted / Shell space available for rent in the heart of Old Street

**For Rent**

**Discovery House**  
28-42 Banner Street  
Old Street EC1Y

**Size**

10,548 Ft<sup>2</sup>

**Rent**

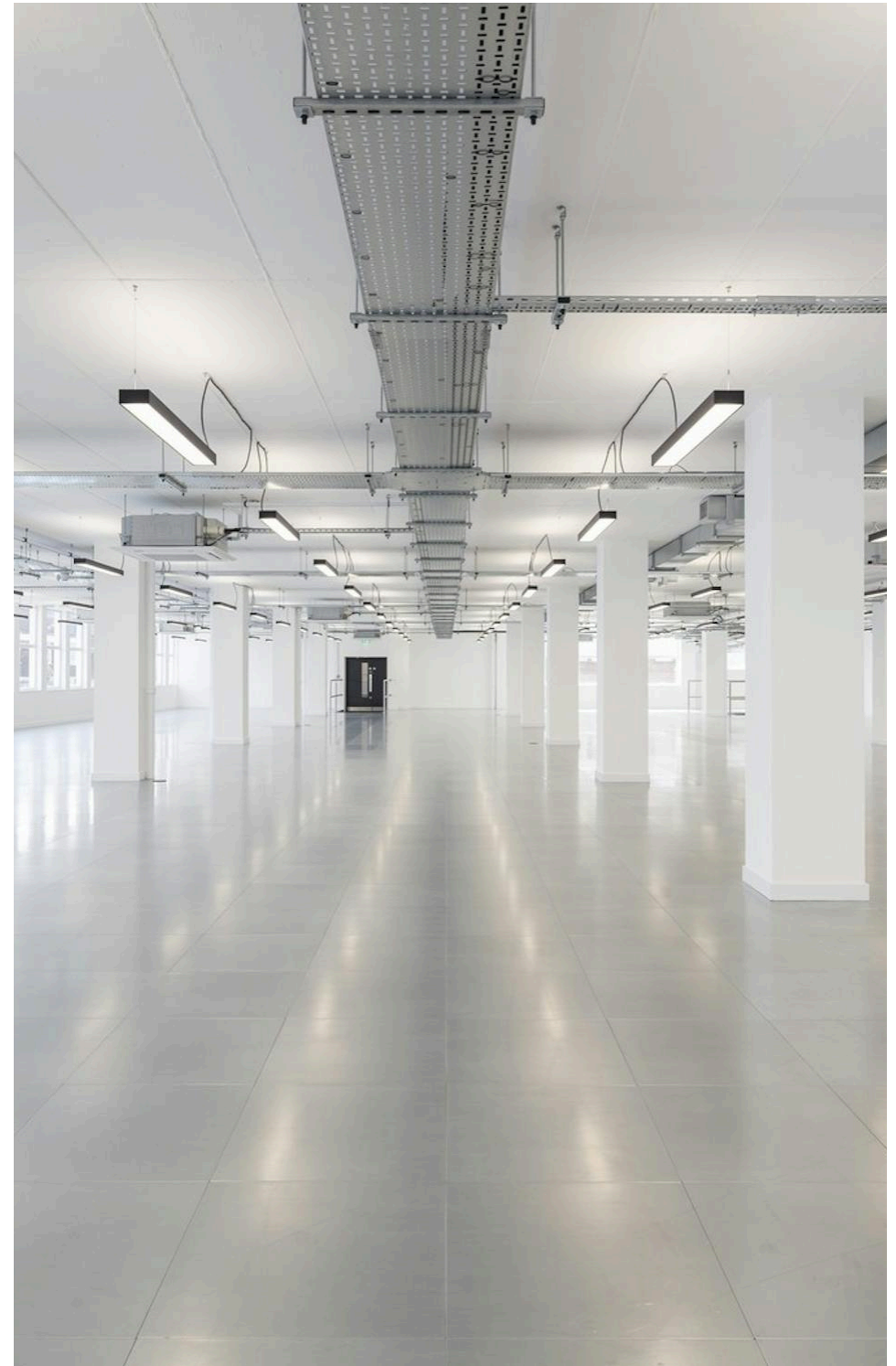
£49.50 per sq ft

**Fitout**

Fitted. 1st floor offered partially fitted, can be fully fitted subject to terms

**Description**

The space can be delivered in its current condition, or alternatively the Landlord can fully refurbish the premises, subject to terms.



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*External Facade*

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**Rent**

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**Fitout**

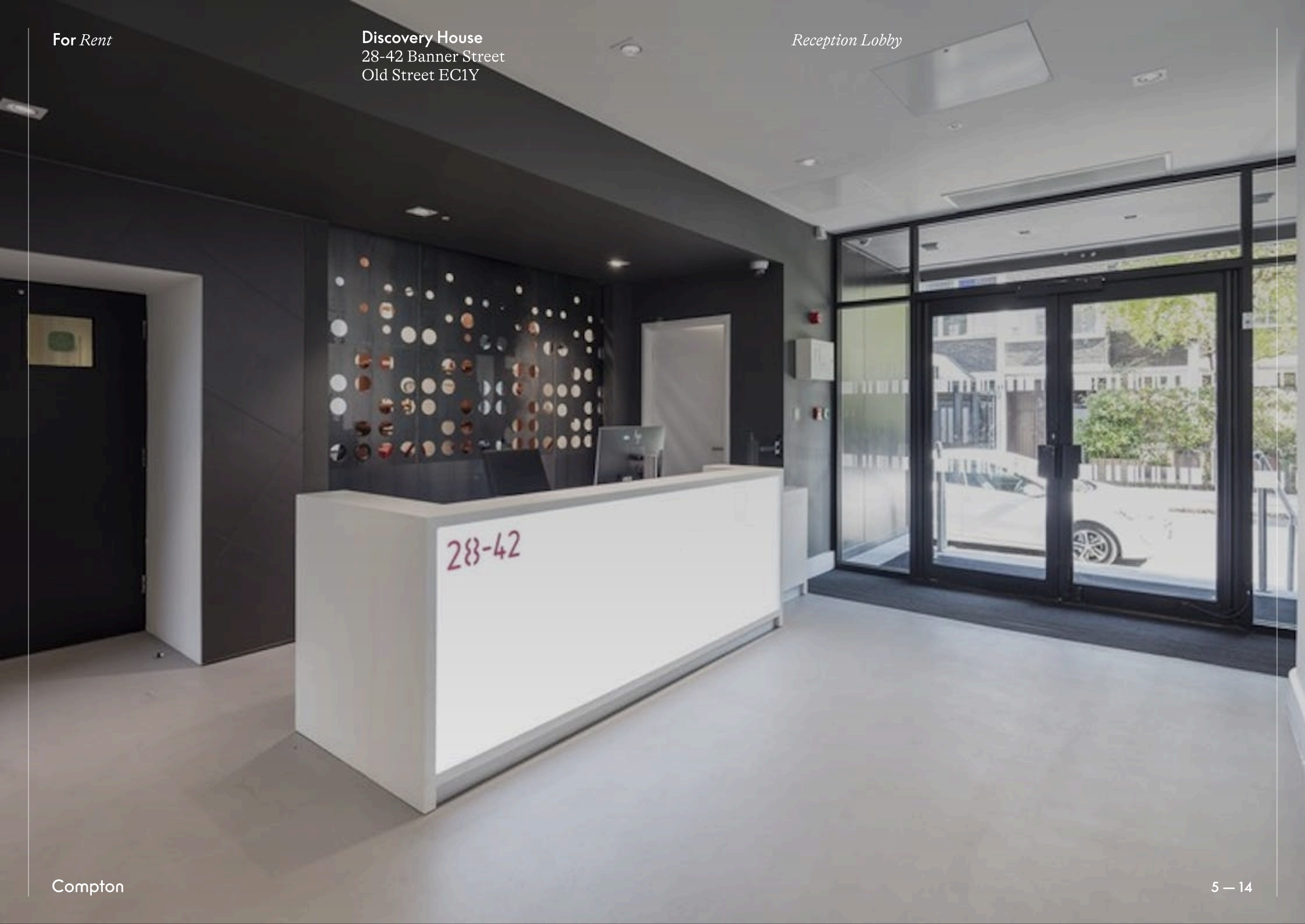
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Reception Lobby



*For Rent*

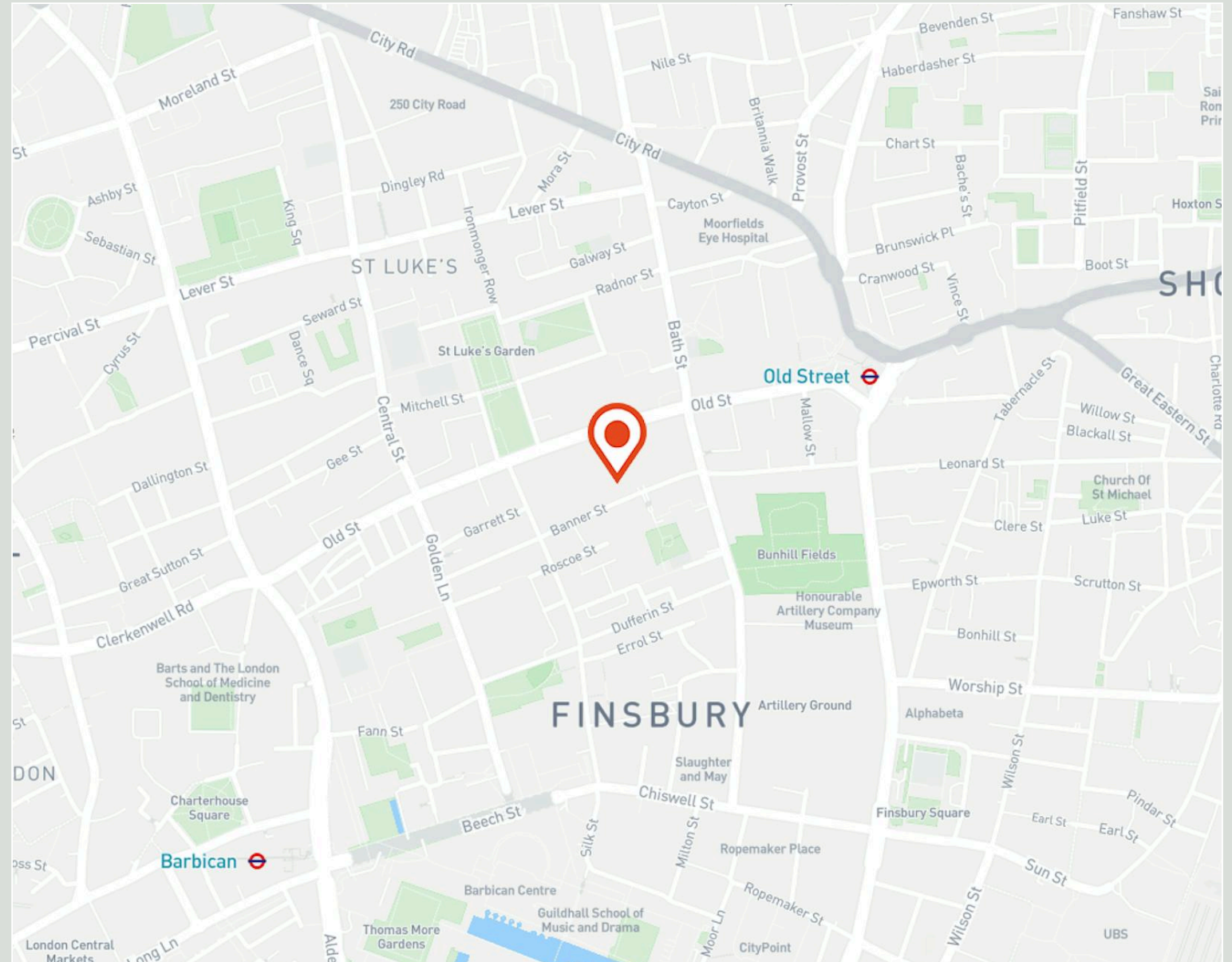
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*Location*

With Old Street, Shoreditch, Barbican and Farringdon all within easy reach – the area boasts an impressive mix of bars and restaurants, from street food favourites to the best of modern British dining – traditional pubs to hidden cocktail bars.

The Barbican is close by, offering some of the UK's best cultural programming including music, film, theatre and dance. Whilst Shoreditch is becoming a go to retail destination with the coveted fashion boutiques and retailers of Redchurch Street.

Whitecross Street, situated moments away from the property, hosts a weekday food market offering global cuisine and comfort food favourites. It's also home to a good mix of bars, restaurants and day-to-day amenities including



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*External Facade*



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**Amenities**

- 1st & 2nd floors available partially fitted, ground & lower ground floors offered shell
- 2 x goods lifts & 1 x passenger lift
- Car parking available by arrangement
- Excellent floor to ceiling heights
- Bike racks & shower facilities

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*Availability*

<b>Name</b>	<b>Sq Ft</b>	<b>Rent (Sq Ft)</b>	<b>Rates Payable (Sq Ft)</b>	<b>Service Charge (Sq Ft)</b>	<b>Total Month</b>	<b>Total Year</b>	<b>Availability</b>
2nd	10,539	-	£20	£8	£24,591	£295,092	Let
1st	10,548	£49.50	£21.74	£8	£69,651.96	£835,823.52	Available
Ground	6,994	£29.50	£15.30	£7.27	£30,348.13	£364,177.58	Under Offer
Lower Ground	6,156	£19.50	£7.72	£7.38	£17,749.80	£212,997.60	Under Offer

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**Terms**

A new full repairing and insuring lease for a term by arrangement direct from the Landlord

**VAT**

The property is elected for VAT

**Local Authority**

The London Borough of Islington

**Tenure**

New Lease

**Availability**

Available Immediately

**Compton Concierge**

Want your workspace *managed?*

Find out more

**[compton.london/concierge](https://compton.london/concierge)**

Contact Us

[compton.london](https://compton.london)

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All appointments to view must be arranged via sole agents, Compton, through:



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