

12 OLD STREET

LONDON, 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.

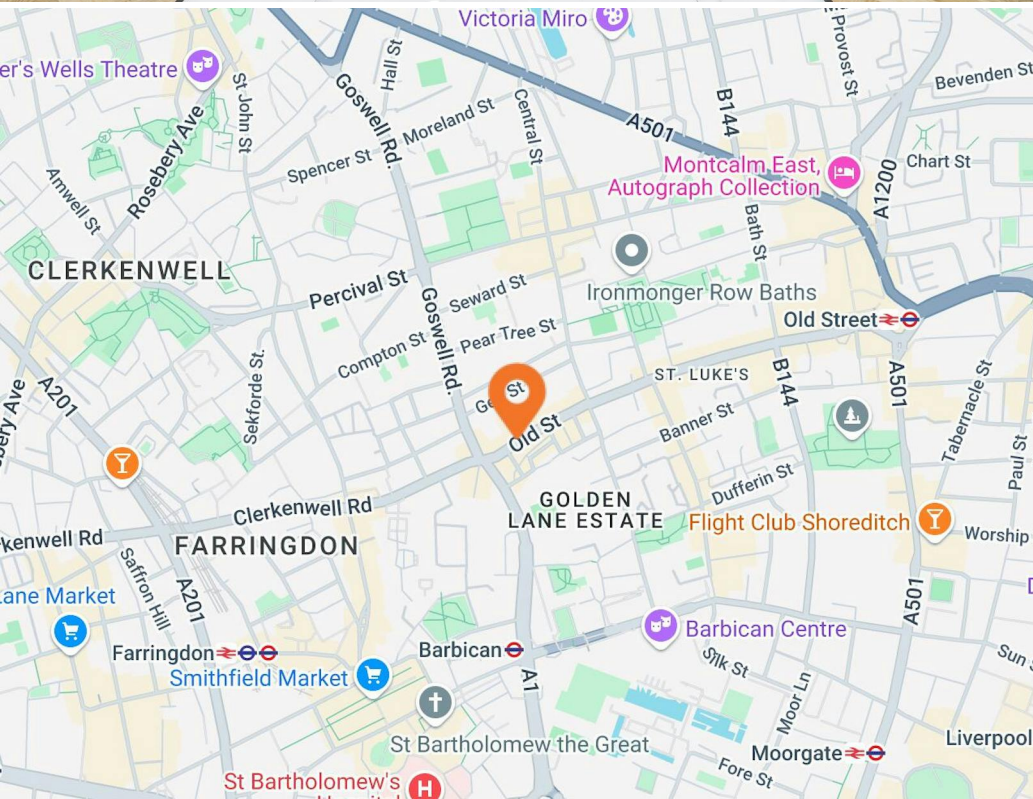
Recently undergone a full refurbishment, the property now offers brand-new CAT A office space, making it an exceptional headquarters opportunity.

Location

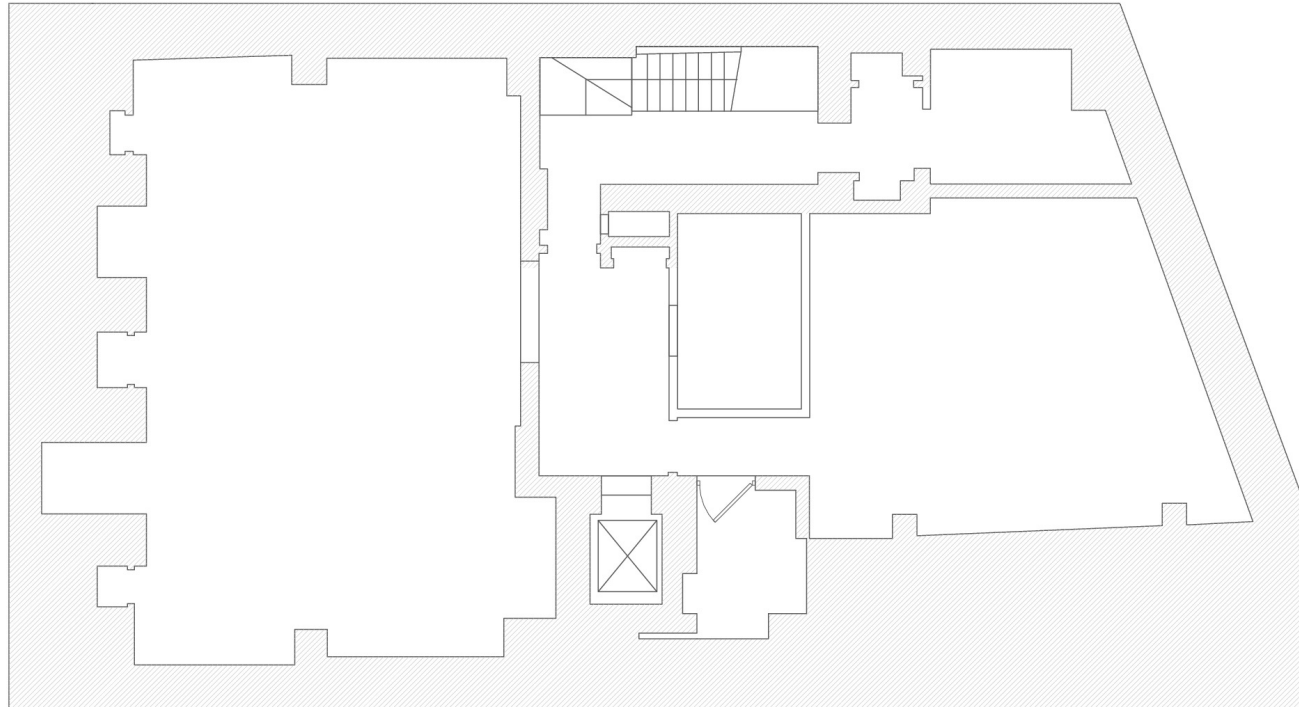
Situated on the south side of Old Street, near its junction with Sycamore Street and directly opposite Morelands, a Derwent London development, this property benefits from a prime location.

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.







LOWER GROUND FLOOR / EXISTING

m+id
Studio

Client: Mr Drahim
Project: 12 Old Street
Piece / Item name: Interior Design
Drawing type:

Revision: **A**
Drawing reference:

Project manager:
Lead Designer: Meltem Karaoglu
Designer: Meltem Karaoglu
Date: 07.01.22

- Drawing Status
- _ Concept
 - _ Quoting
 - _ Approval
 - _ Construction

DISCLAIMER
These drawings should only be used for their original purpose. Mind Studio accepts no responsibility for the plan if applied to any other party apart from the original client.

All dimensions should be checked on site prior to design, construction and installation. Please note stage of drawings before commencing with work.

Drainage information, where applicable, has been visually inspected from the surface and therefore should be treated as approximate only.

Notes: Care is to be taken when scaling from hand-drawn. Mind Studio cannot verify the accuracy of hand-drawn.

Scale: NA @ A3
Drawings in set: 1 of 1

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	£55 per sq ft
Rates	£12.57 per sq ft
Service Charge	N/A
VAT	Not applicable
EPC	B (50)

Contact

Casey Okin

020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

Ashley Goodman

020 3370 4470 | 07973 184 329
ashley@forestrealestate.co.uk

London Office Team

55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team

1a Local Board Road, Watford, WD17 2JP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

JOINT AGENTS

Lucy Atkins (Carter Jonas)

07703 198946 | 01223 558035
lucy.atkins@carterjonas.co.uk

Ed Caines (Carter Jonas)

07966 188632 | 020 7016 0724
ed.caines@carterjonas.co.uk

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