

# Compton

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**Old Street**  
9 Mallow Street  
EC1Y 8RQ

---

Ground and Lower Ground unit  
with warehouse features available  
to buy or rent!

---

**For Rent / For Sale**  
970 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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## Location

Nestled in the heart of EC1, 9 Mallow Street enjoys a prime location just a short walk from Old Street Station, providing swift access to both the Northern Line and National Rail services. The property is ideally positioned for businesses that value proximity to The City's financial core while benefitting from the vibrant culture of Shoreditch. Just moments away, Whitecross Street food market offers a renowned selection of international street food, perfect for lunchtime variety and informal team outings. The location strikes an enviable balance between corporate connectivity and East London creativity.

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## Amenities

- Ground and Lower Ground Floor unit
- Characterful features throughout
- 1x meeting room
- Interconnecting staircase
- Kitchenette
- Can be offered with furniture or CAT A
- Branding opportunities
- Air conditioning
- Fibre ready

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## Description

Situated within a charming character building, 9 Mallow Street offers high-quality office accommodation finished to a contemporary specification. The space benefits from excellent natural light, modern fixtures, and a well-considered layout that supports both collaborative and private working styles. With sleek interiors and a professional aesthetic throughout, the property is well suited for occupiers seeking a stylish and functional workspace in one of London's most dynamic areas.

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## Content

View on Website



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## Viewings

Via sole agents only

## Terms

New full repairing & insuring lease available directly from the Landlord for a term by arrangement.

Available to purchase the Long Leasehold of 125 years from October 2008 (117 years remaining).

## Local Authority

The London Borough of Islington

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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Tenure	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Total year	Availability
Unit - Ground & Lower Ground	970	For Sale / To Let	£36	£625,000	£10	£2.89	£47,423.30	Available

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## Contact Us

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

Josh Perlmutter  
[jp@compton.london](mailto:jp@compton.london)  
07814 699 096

Samantha-Jo Roberts  
[sr@compton.london](mailto:sr@compton.london)  
07704343032

