

41 Corsham Street // Old Street // London

THE CORSHAM

22,000 – 48,585 Sq Ft // Unique Office Space

POWER TO THE PEOPLE.

The Building



22,000 – 48,585 sq ft
of outstanding, flexible
workspace over ground
and first floors – in an
environment to inspire
and get the most out
of your team.

PEOPLE FOCUSED.

The Corsham has been designed with today's businesses in mind.

Mindful that bringing people back to the office and retaining talent is key, the building offers two of the largest available floor plates in Old Street.

The light and open environment promotes wellbeing and productivity – along with the ability to create best-in-class end of journey facilities.



**HIGH PROFILE,
TRIPLE HEIGHT
GLAZED PROMINENT
STREET ENTRANCES**



**48,585 SQ FT
OF UNIQUE,
SELF-CONTAINED
OFFICE SPACE**



EXTERIOR FAÇADE 



RECEPTION CGI 

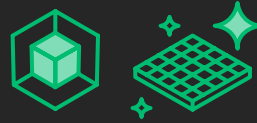


GROUND FLOOR CGI 

SELF-CONTAINED. OPEN PLAN.

The floor plates are offered in shell and floor condition – with a landlord’s contribution towards a Cat A fitout.

Featuring an architecturally designed interconnecting feature staircase – the space provides the perfect blank canvas to create a work space that works for your business.



SHELL AND FLOOR



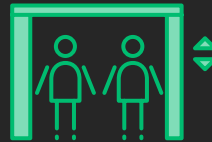
LANDLORD'S CONTRIBUTION TOWARDS CATEGORY A FIT OUT



PROMINENT SELF-CONTAINED STREET ENTRANCE



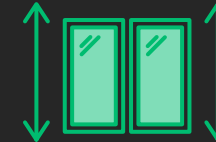
UNIQUE GROUND FLOOR BRANDING OPPORTUNITY



1X 8 PERSON LIFT



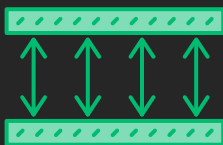
ARCHITECTURALLY DESIGNED HELIX SPIRAL STAIRCASE TO 1ST FLOOR



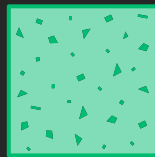
FLOOR-TO-CEILING WINDOWS



ABILITY TO CREATE END OF JOURNEY FACILITIES



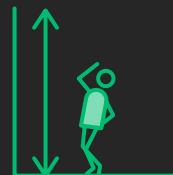
SLAB TO SLAB CEILING HEIGHT OF 3,300 MM



EXPOSED CONCRETE & INDUSTRIAL STYLE FINISHES



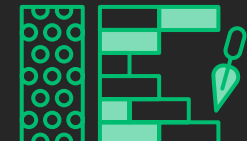
NEW FULLY ACCESSIBLE RAISED FLOOR



2X 6M HEIGHT CENTRAL ATRIUM SPACES



SET TO ACHIEVE BREEAM EXCELLENT RATING



BRICK & PUNCHED ALUMINIUM FAÇADE

FOR THE PEOPLE.

The Location

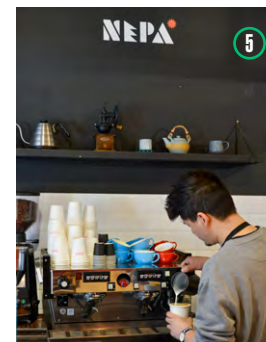


Old Street, Hoxton and Shoreditch offer London's most celebrated social, cultural and retail offering.

TAKE YOUR PICK.

Whether morning, noon or night – the area offers something for everyone.

The Bower next to Old Street roundabout features an eclectic mix of bars, restaurants and cafés. Whilst, nearby Hoxton Square also has a good mix of social spaces and provides an open space at the heart of the square – perfect to relax and unwind.



- ① PACHAMAMA EAST
- ② OZONE COFFEE
- ③ SARATA HALL
- ④ HONEST BURGER
- ⑤ NEPA



- ① GLORIA
- ② COCOTTE
- ③ HOXTON SQUARE
- ④ MEAT LIQUOR
- ⑤ SHOREDITCH GRIND
- ⑥ FRANZE & EVANS

PEOPLE MOVERS.

It's easy to get around town, with Old Street station just a minute's walk from the building.

The transformation of Old Street roundabout will make it a more pedestrian and cycle friendly area, with a new public space in a peninsula around the station – as well as a new station entrance expected by spring 2023.

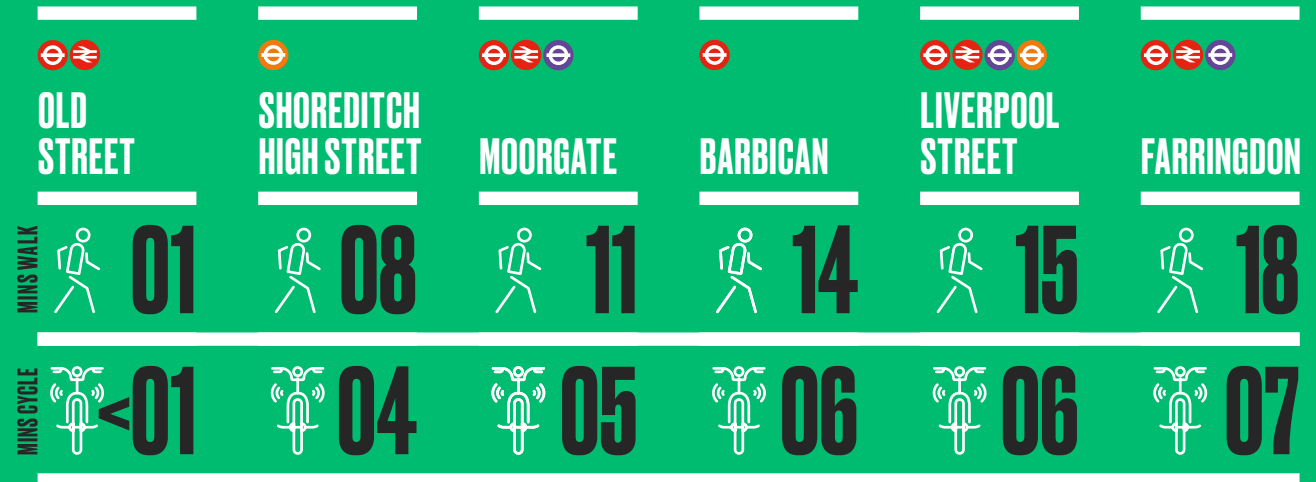
With the arrival of the Elizabeth line on May 24th at Liverpool Street station, this will further reduce travel times across London and beyond.



REDEVELOPMENT OF OLD STREET STATION 

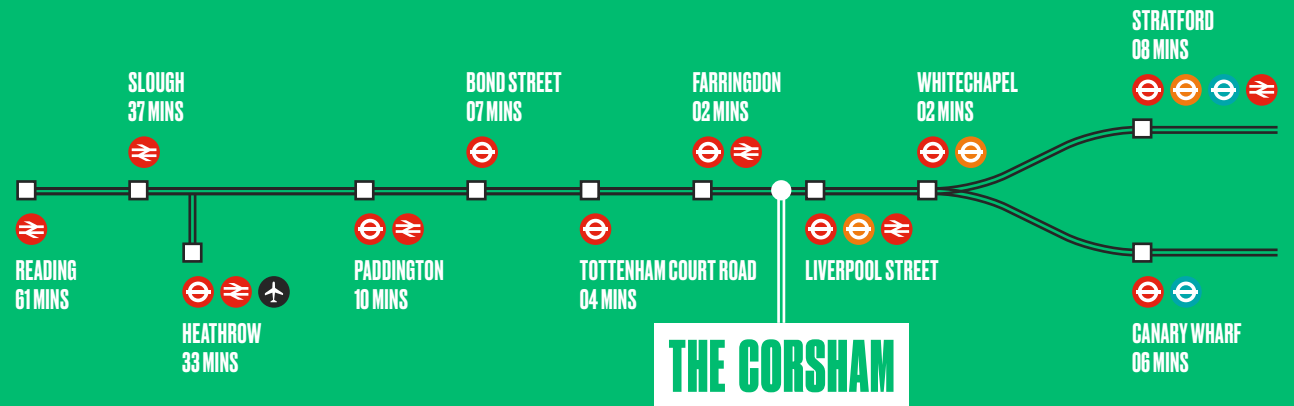
JOURNEY TIMES

From the building.



ELIZABETH LINE

From Liverpool Street station.



Travel times sources tfl.gov.uk and crossrail.co.uk

SPOILT FOR CHOICE.

RESTAURANTS

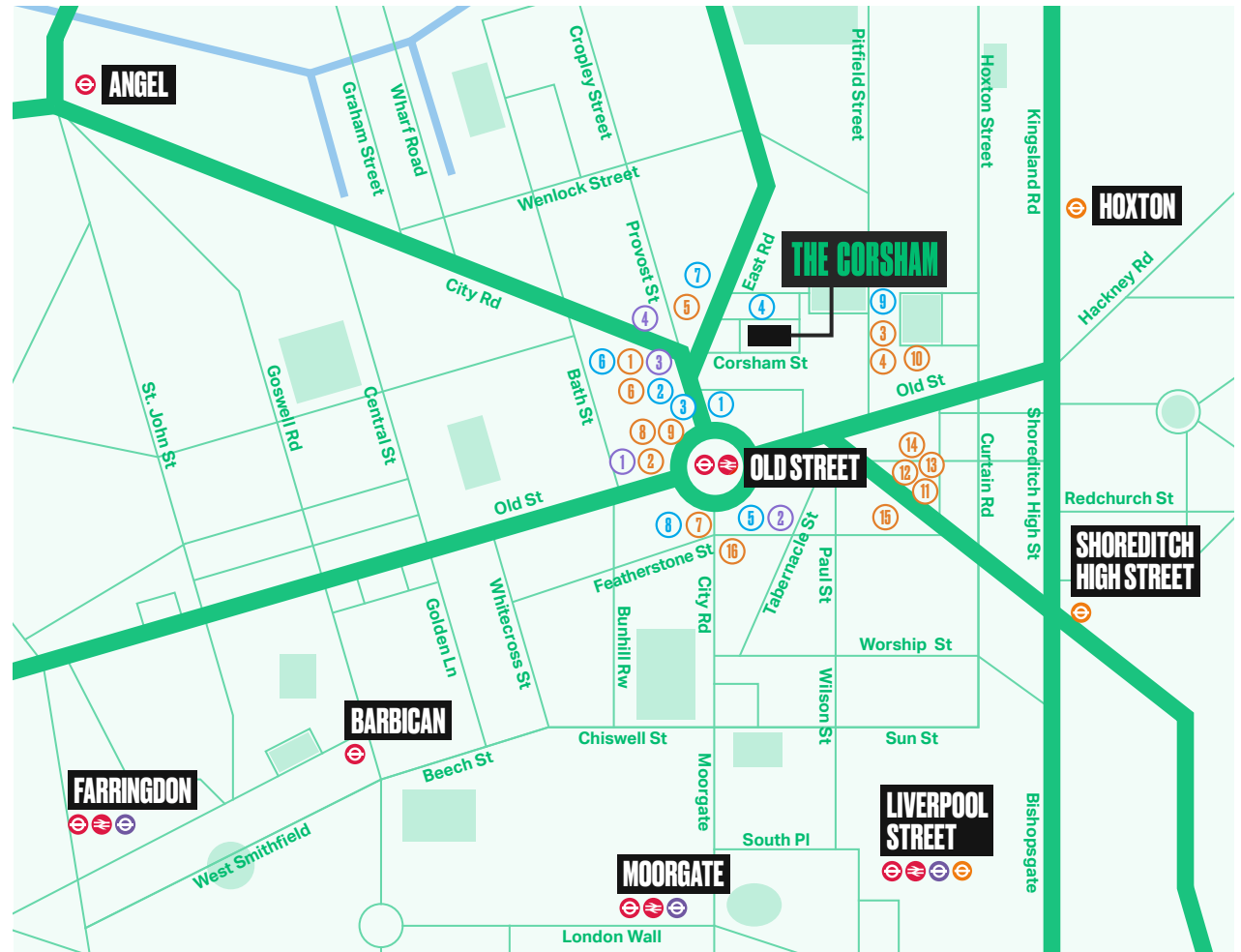
- 1 BONE DADDIES
- 2 SERATA HALL
- 3 COCOTTE
- 4 MEATLIQUOR
- 5 PIZZA UNION
- 6 CRUDO CEVICHERIA
- 7 DAFFODIL MULLIGAN
- 8 WAGAMAMA
- 9 HOXTON GRILL
- 10 THE BREAKFAST CLUB
- 11 GLORIA
- 12 BLACKLOCK
- 13 BUTCHIES
- 14 POPOLO
- 15 PACHAMAMA EAST
- 16 LANTANA

BARS & CAFES

- 1 NIGHTJAR
- 2 BREWDOG
- 3 SHOREDITCH GRIND
- 4 NEPA
- 5 OZONE COFFEE
- 6 OLD FOUNTAIN
- 7 THE ALCHEMIST
- 8 GIBNEY'S LONDON
- 9 GIGI'S HOXTON

LEISURE

- 1 GYMBOX
- 2 XOYO
- 3 THE Z HOTEL
- 4 MONTCALM EAST HOTEL



The Space



HEAD COUNT.

Large and flexible floor plates with split options mean – you can make the space work – the way you work.



FIRST FLOOR CGI 

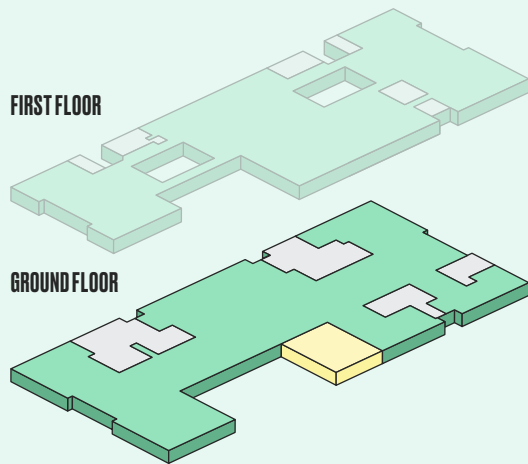
GROUND FLOOR PLAN

26,652 SQ FT / 2,476.1 SQ M

BIKES & SHOWERS: 1,227 SQ FT / 114 SQ M

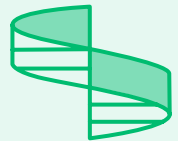


NORTH



FIRST FLOOR

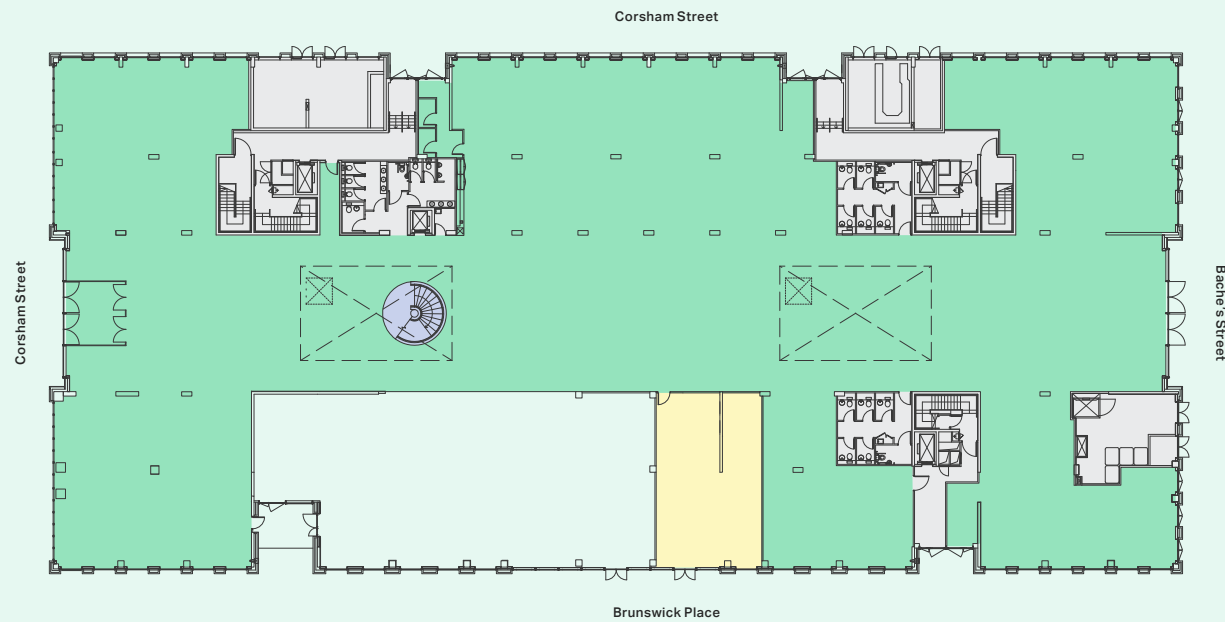
GROUND FLOOR



GROUND AND FIRST FLOORS JOINED VIA INTERCONNECTING SPIRAL STAIRCASE

- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

Plans indicative only. Not to scale.



Corsham Street

Corsham Street

Bache's Street

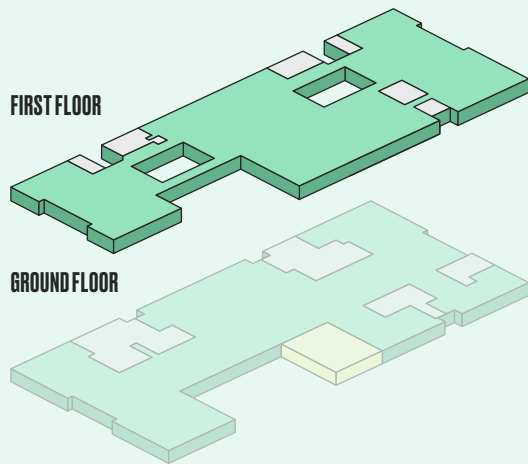
Brunswick Place

FIRST FLOOR PLAN

21,933 SQ FT / 2,037.6 SQ M

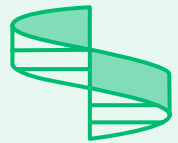


NORTH



FIRST FLOOR

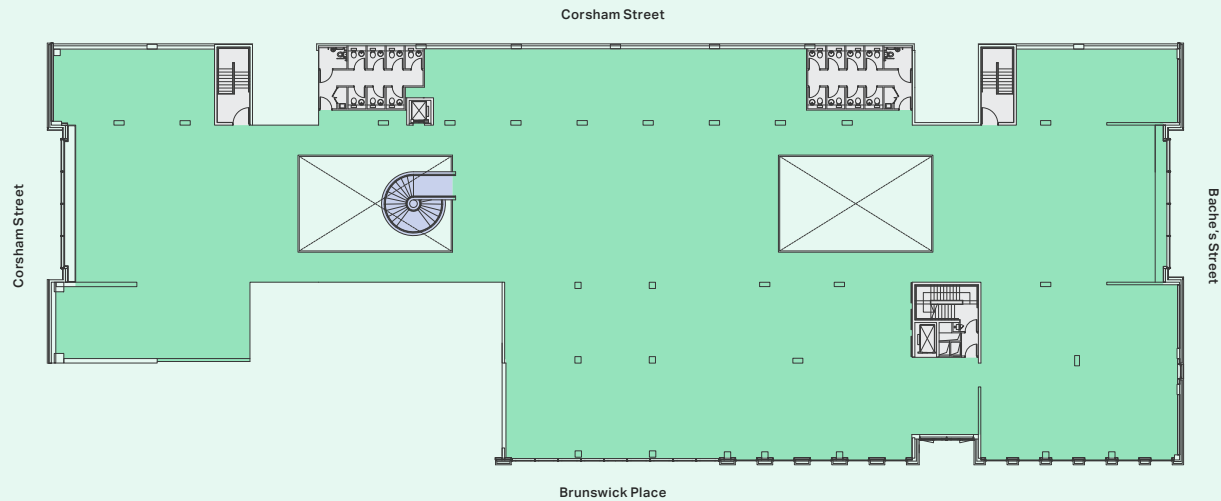
GROUND FLOOR



GROUND AND FIRST FLOORS JOINED VIA INTERCONNECTING SPIRAL STAIRCASE

- Lettable Space
- Interconnecting Staircase

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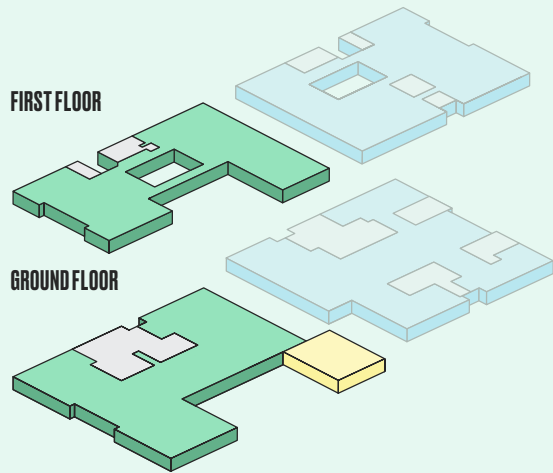


WEST SPLIT FLOOR PLANS

22,000 SQ FT / 2,044 SQ M

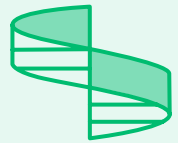


NORTH



FIRST FLOOR

GROUND FLOOR

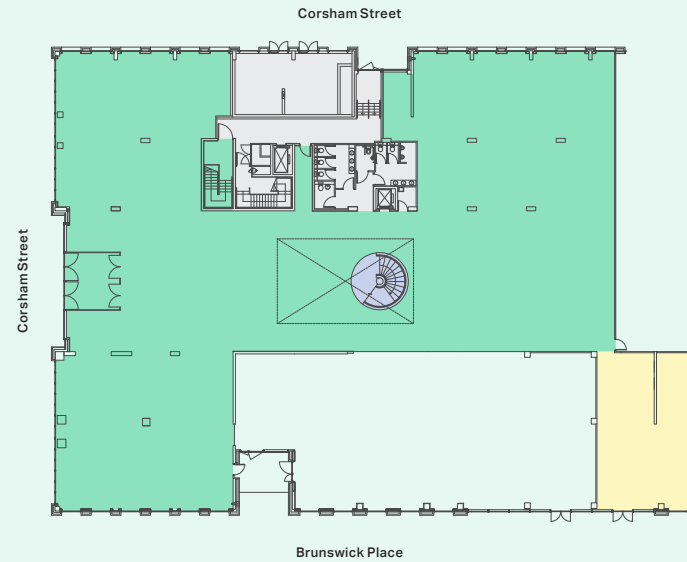


GROUND AND FIRST FLOORS JOINED VIA
INTERCONNECTING SPIRAL STAIRCASE

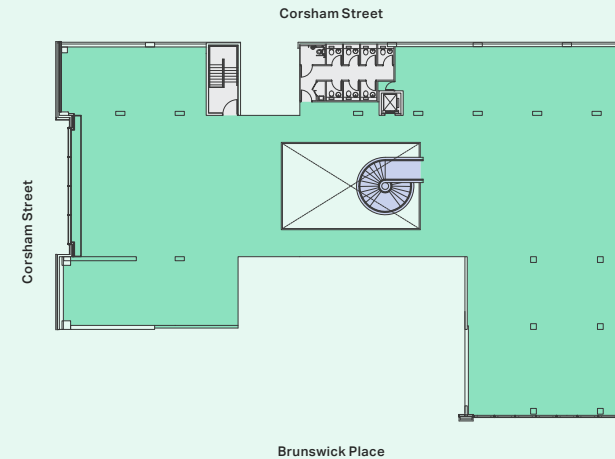
- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

Plans indicative only. Not to scale.

GROUND
12,420 SQ FT / 1,154 SQ M



FIRST
9,580 SQ FT / 890 SQ M

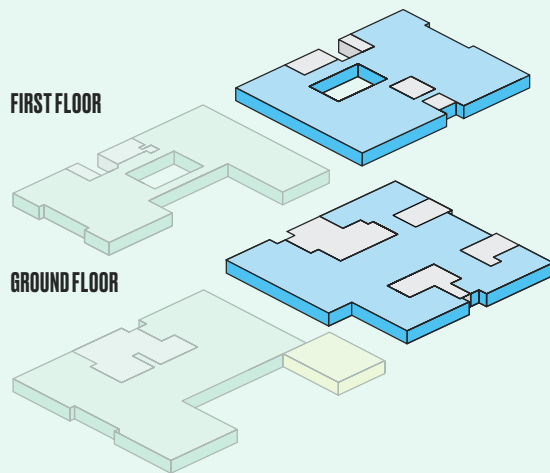


EAST SPLIT FLOOR PLANS

25,263 SQ FT / 2,347 SQ M



NORTH



FIRST FLOOR

GROUND FLOOR

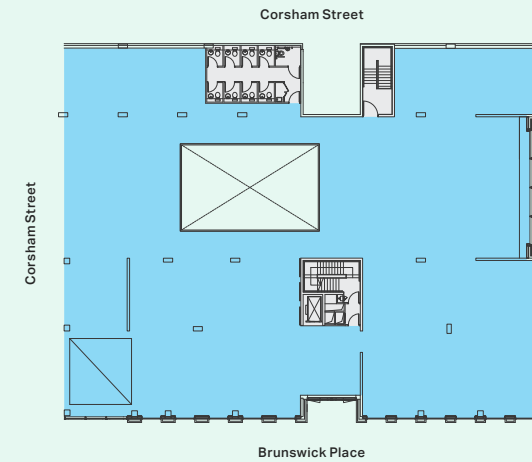
- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

Plans indicative only. Not to scale.

GROUND
13,982 SQ FT / 1,299 SQ M



FIRST
11,281 SQ FT / 1,048 SQ M





FIRST FLOOR CGI 

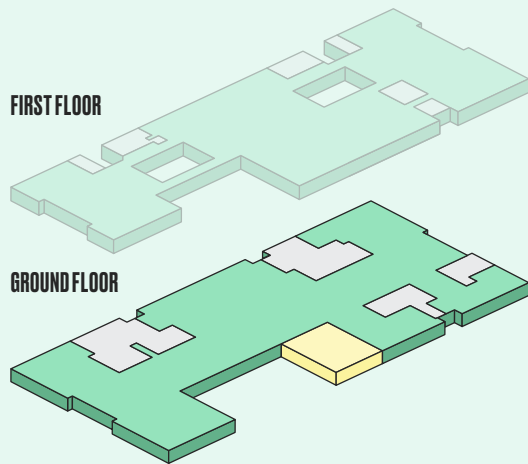
GROUND FLOOR SPACE PLAN

LOW DENSITY FIT OUT
26,652 SQ FT / 2,476.1 SQ M

BIKES & SHOWERS 1,227 SQ FT / 114 SQ M

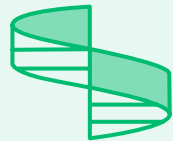


NORTH



FIRST FLOOR

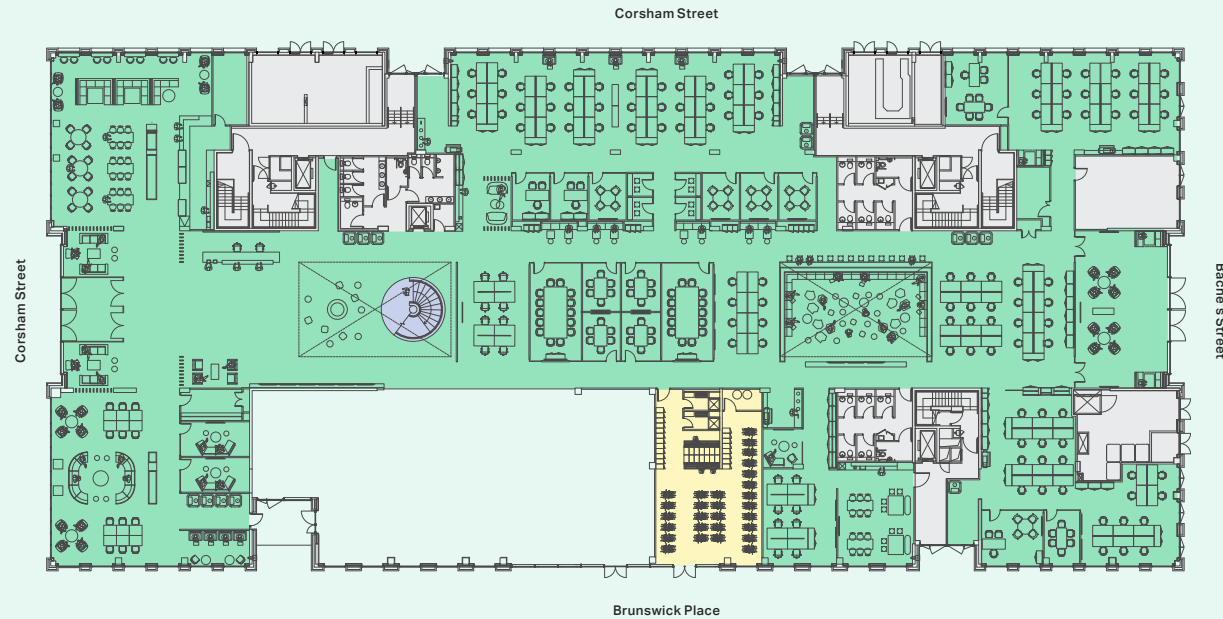
GROUND FLOOR



GROUND AND FIRST FLOORS JOINED VIA INTERCONNECTING SPIRAL STAIRCASE

- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

Plans indicative only. Not to scale.



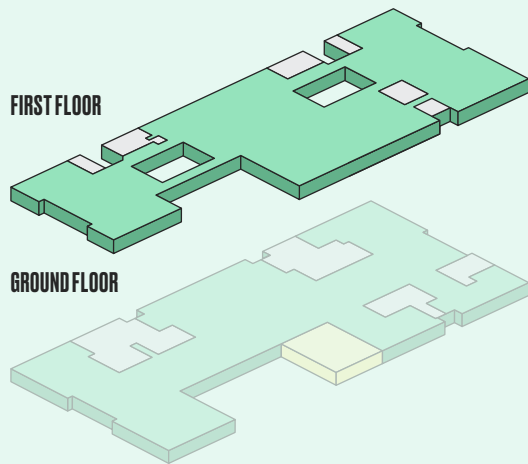
Open Plan Desks	104	V/C Pods	4
Open Plan Hot Desks	16	Telephone Pods	13
1 Person Offices	4	Café Area	1
Various Size Meeting Rooms	11	Refreshment & Breakout	1
Large Co-working Lounge	1	Refreshment Point	1
V/C Rooms	2	Reception	1
Townhall/ Presentation Area	1	Waiting Areas	3
Informal Touchdown Areas	6	Total Occupancy	124
Huddle Area	1	Alternative Working Positions	30+
4 Person Booth	1		

FIRST FLOOR SPACE PLAN

LOW DENSITY FIT OUT
21,933 SQ FT / 2,037.6 SQ M

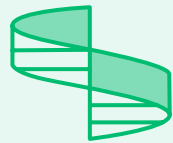
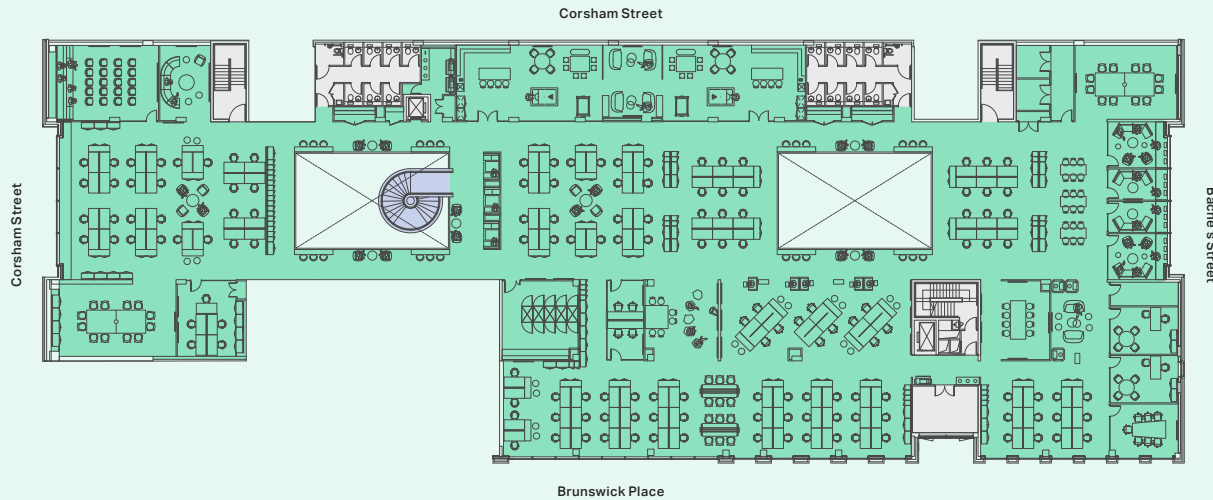


NORTH



FIRST FLOOR

GROUND FLOOR



GROUND AND FIRST FLOORS JOINED VIA
INTERCONNECTING SPIRAL STAIRCASE

- Lettable Space
- Interconnecting Staircase

Plans indicative only. Not to scale.

Open Plan Desks	124	Informal Touchdown Areas	7
Open Plan Hot Desks	12	Team Work Areas	3
5 Person Office	1	4 Person Booths	3
1 Person Offices	2	Telephone Pods	3
V/C Rooms	5	Refreshment & Breakout	1
Lounge Rooms	2	Total Occupancy	143
Presentation Room	1	Alternative Working Positions	70+
Collaboration Working Areas	4		

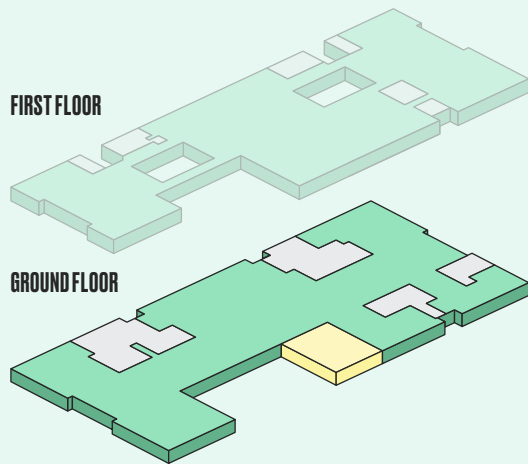
GROUND FLOOR SPACE PLAN

HIGH DENSITY FIT OUT 26,652 SQ FT / 2,476.1 SQ M

BIKES & SHOWERS 1,227 SQ FT / 114 SQ M

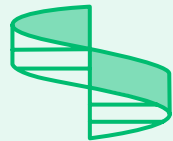


NORTH



FIRST FLOOR

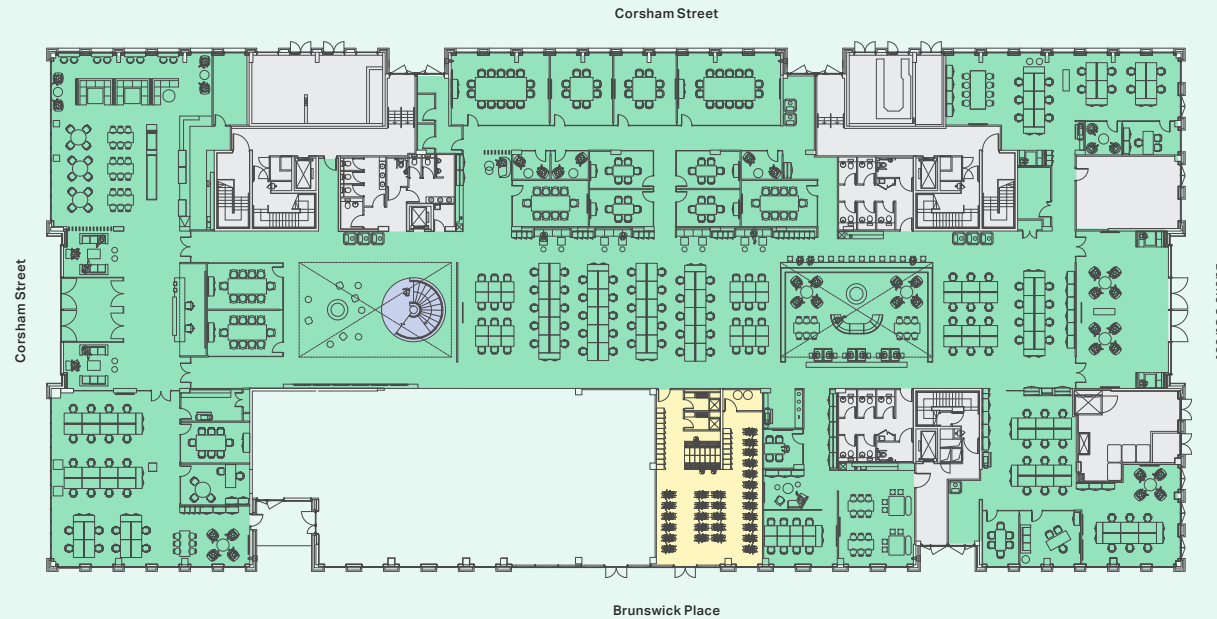
GROUND FLOOR



GROUND AND FIRST FLOORS JOINED VIA INTERCONNECTING SPIRAL STAIRCASE

- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

Plans indicative only. Not to scale.



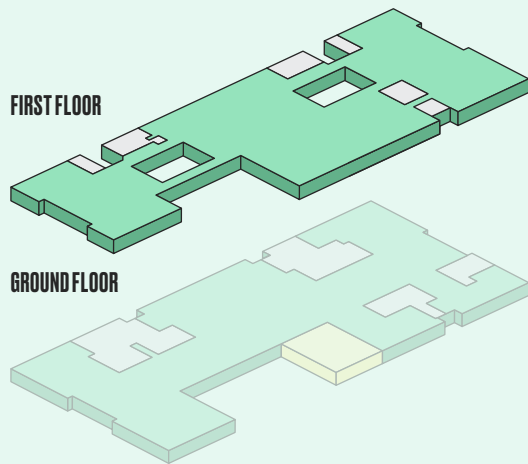
Open Plan Desks	116	4 Person Booths	3
Open Plan Hot Desks	32	Telephone Pods	9
1 Person Offices	3	Café Area	1
Various Size Meeting Rooms	18	Refreshment & Breakout	1
Large Co-working Lounge	1	Refreshment Points	2
Collaboration Working Areas	2	Reception	1
Team Work Area	1	Waiting Areas	2
Informal Touchdown Areas	6	Total Occupancy	152
Huddle Area	1	Alternative Working Positions	40+

FIRST FLOOR SPACE PLAN

HIGH DENSITY FIT OUT 21,933 SQ FT / 2,037.6 SQ M

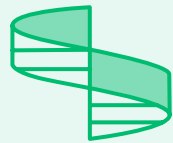
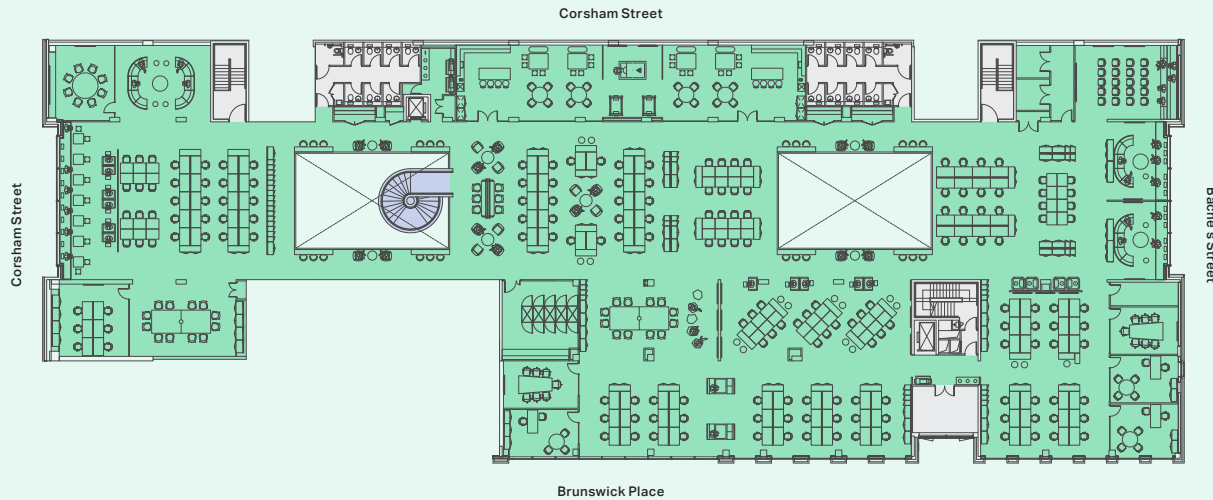


NORTH



FIRST FLOOR

GROUND FLOOR



**GROUND AND FIRST FLOORS JOINED VIA
INTERCONNECTING SPIRAL STAIRCASE**

- Lettable Space
- Interconnecting Staircase

Plans indicative only. Not to scale.

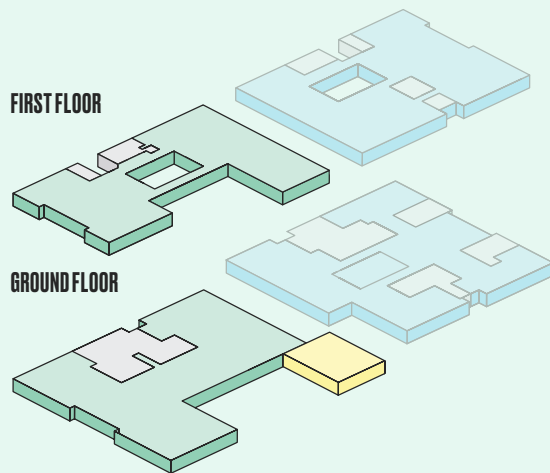
Open Plan Desks	114	Informal Touchdown Areas	5
Open Plan Hot Desks	54	22 Person Quiet Area	1
6 Person Offices	1	4 Person Booths	2
1 Person Offices	3	Telephone Pods	4
30 Person Conference Room	1	Refreshment & Breakout	1
8 Person Meeting Room	1	Total Occupancy	177
V/C Rooms	2	Alternative Working Positions	70+
Collaboration Working Areas	6		

INDICATIVE SPLIT SPACE PLANS

22,000 SQ FT / 2,044 SQ M

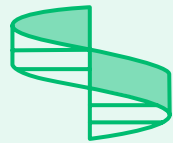


NORTH



FIRST FLOOR

GROUND FLOOR

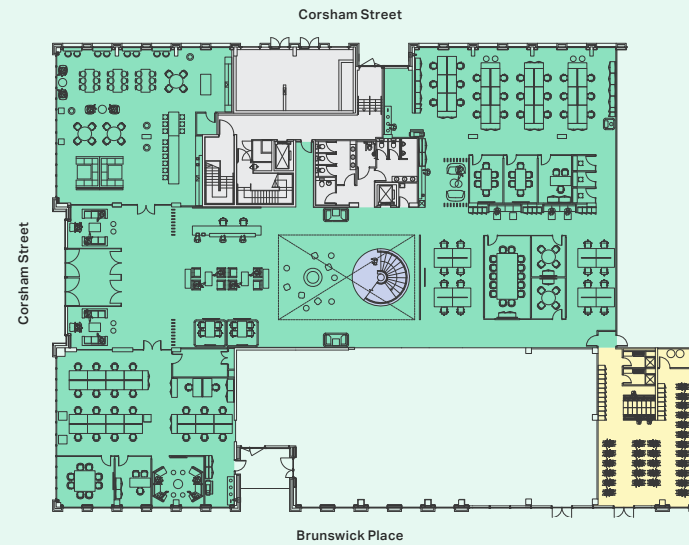


GROUND AND FIRST FLOORS JOINED VIA INTERCONNECTING SPIRAL STAIRCASE

- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

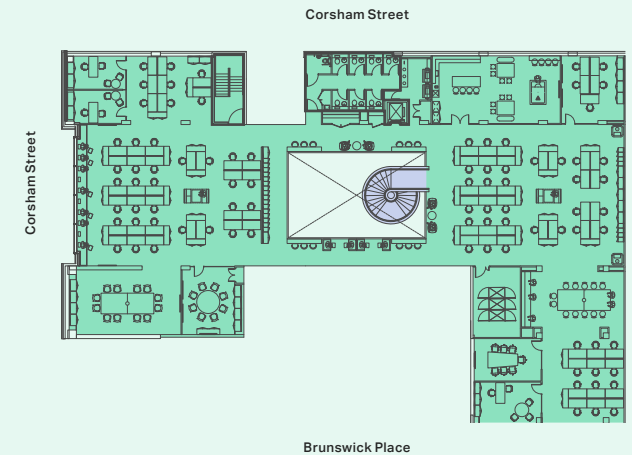
Plans indicative only. Not to scale.

GROUND
12,420 SQ FT / 1,154 SQ M



Open Plan Desks	48	V/C Pods	3
Open Plan Hot Desks	16	Telephone Pod	1
1 Person Offices	2	Refreshment & Breakout	1
Various Size Meeting Rooms	6	Reception	1
Team Work Area	1	Waiting Area	1
Informal Touchdown Areas	3	Total Occupancy	156
Meeting Pods	4	Alternative Working Positions	50+

FIRST
9,580 SQ FT / 890 SQ M



Open Plan Desks	80	Telephone Pods	2
1 Person Offices	3	Refreshment & Breakout	1
5 Person Meeting Room	1	Total Occupancy	156
V/C Room	1	Alternative Working Positions	50+
Collaboration Working Areas	2		
Informal Touchdown Areas	2		
4 Person Booths	2		

**FIND OUT
MORE NOW.**

TERMS

Upon application.

VIEWINGS

Strictly through joint sole letting agents.



STEPHEN PAGE

07789 888 973

spage@antonpage.com

ANDY INGRAM

07901 000 763

aingram@antonpage.com



TRACY COLLINS

07831 420 528

tracy.collins@montagu-evans.co.uk

JOSH BOREHAM

07341 090 194

joshua.boreham@montagu-evans.co.uk

THECORSHAM.CO.UK

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