

Compton

Old Street
The Button Factory
35-39 Old Street
EC1V 9HX

Rarely available converted sustainable warehouse building offered in either open plan or fully fitted & furnished condition

For Rent
1,400 to 4,206 ft²

020 7101 2020
compton.london



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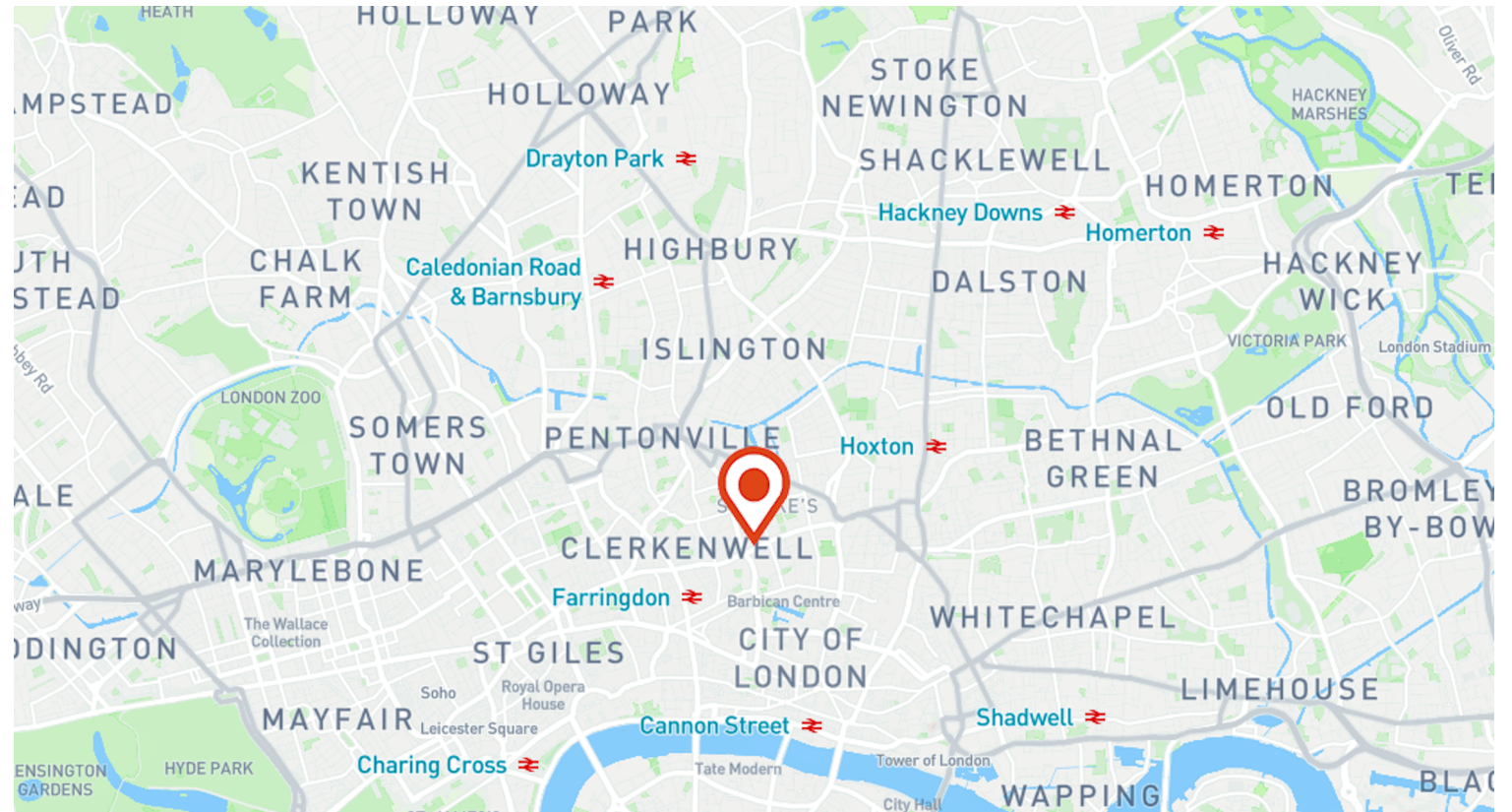
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Location

Welcome to the vibrant and eclectic enclave of Old Street, where history and innovation converge to create a dynamic urban experience. Nestled in the heart of London's East End, this historic neighborhood pulsates with energy, offering a rich tapestry of culture, creativity, and cutting-edge technology.

At the heart of Old Street lies its iconic namesake, a bustling thoroughfare renowned for its thriving tech scene and innovative startups. Here, modern skyscrapers stand in juxtaposition to historic landmarks, symbolizing the district's seamless blend of tradition and progress. A wealth of culinary delights in Old Street, where trendy cafes, artisanal bakeries, and Michelin-starred restaurants coexist harmoniously. From global flavors to local delicacies, the dining scene caters to every palate and preference, inviting gastronomic exploration at every turn.

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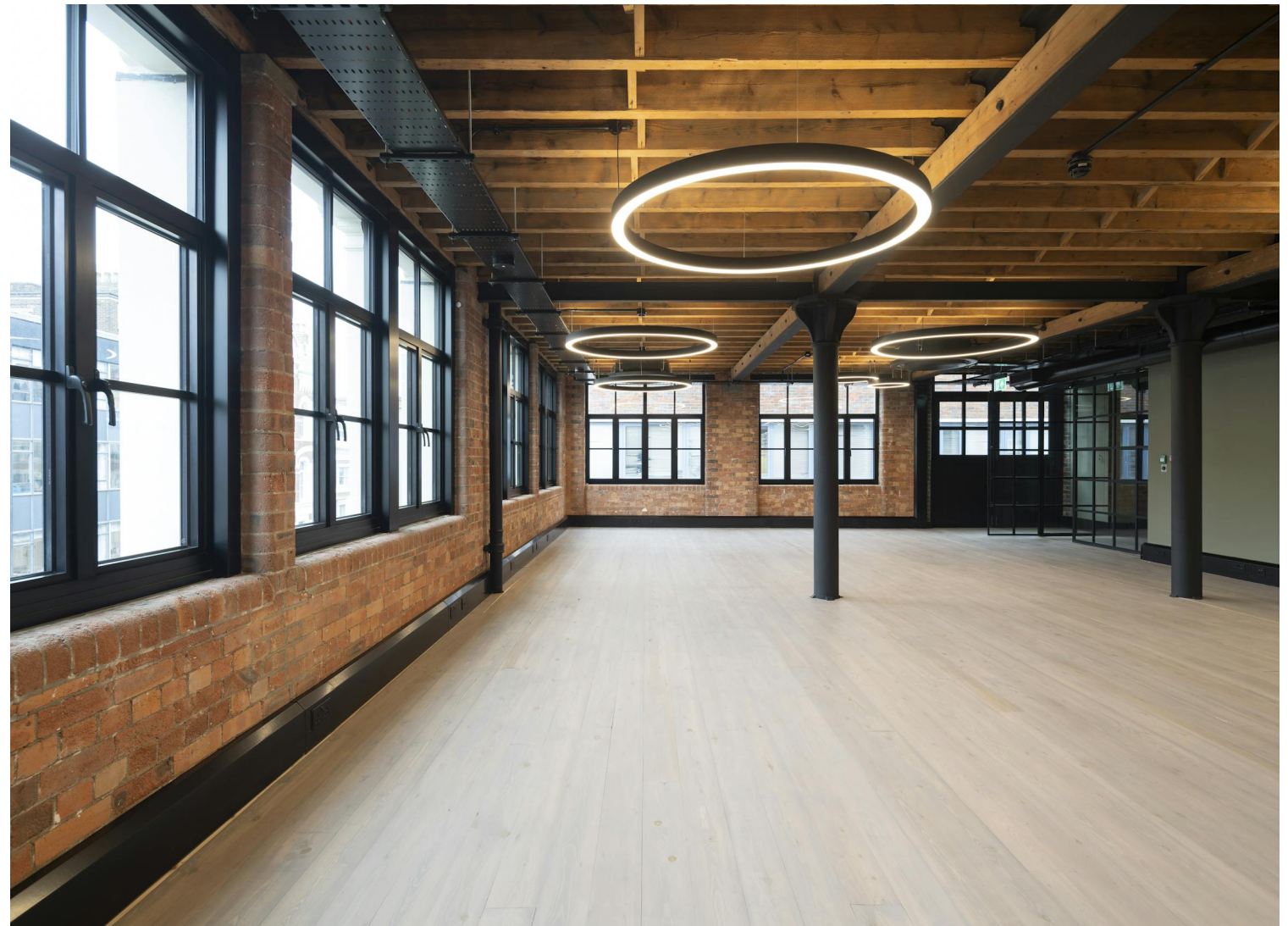
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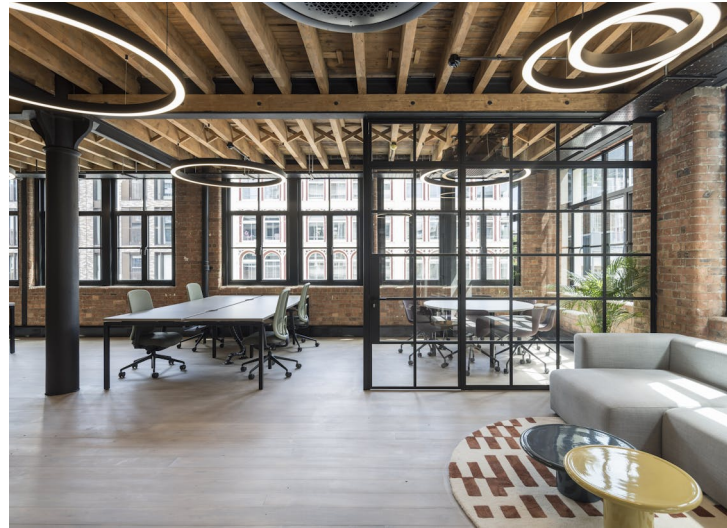
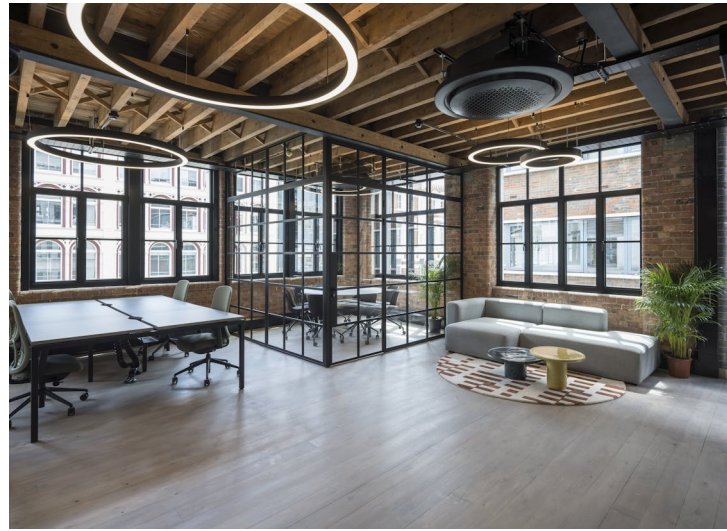
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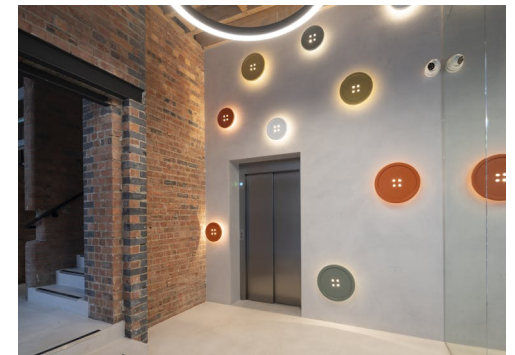
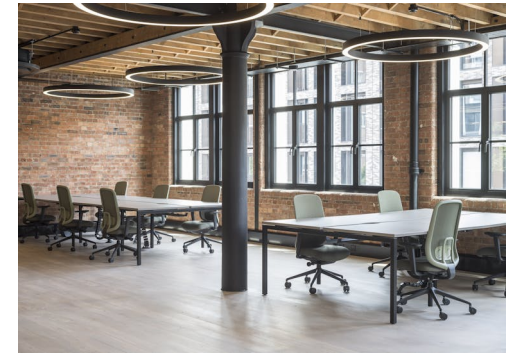
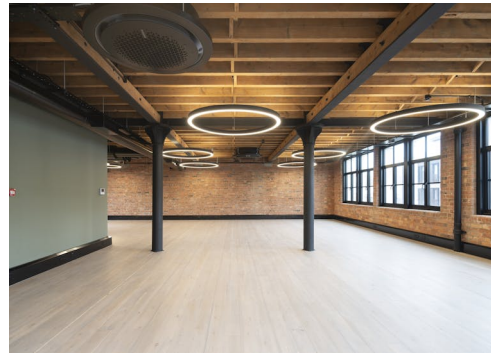
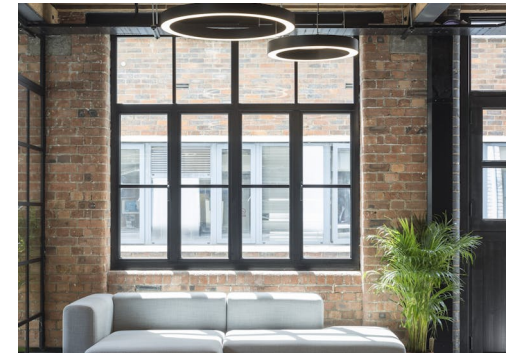
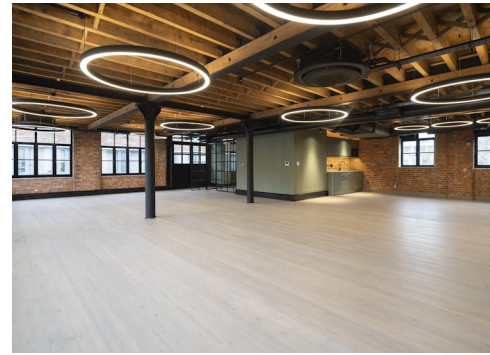
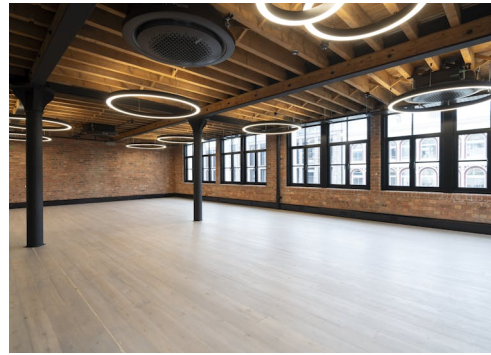
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Amenities

- Converted warehouse features
- Undergoing a comprehensive refurbishment
- Exposed wooden beams
- Exposed cast iron columns
- New windows throughout
- New passenger lift
- Wood flooring throughout
- New WC's
- New shower and bike facilities
- New LED circular lighting
- Excellent natural light from 3 elevations
- All floors can be fully fitted, subject to deal terms
- OneFibre is ready installed, a super-fast, highly reliable, dedicated fibre internet meaning you'll be able to enjoy instant connectivity within as little as 24 hours of signing your lease.

Description

Nestled in the heart of Old Street, this remarkable converted warehouse effortlessly blends historic charm with contemporary flair. Step into a world where old-world character meets modern convenience. This stunning space showcases the perfect marriage of history and sophistication. The cast iron columns stand tall, serving as steadfast reminders of the building's industrial past, while the original wooden floors whisper tales of bygone eras underfoot.

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Content

View on Website



Viewings

Via sole agents only.

Terms

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

Local Authority

The London Borough of Islington.

VAT

The building has been elected for VAT.

Sustainability Credentials

- Black / Silver Hardware with Multi-Point Locking System and Black HI Gaskets
- 18 Solar 415w Panels
- 28 mm / 32 mm Double Glazed windows with Toughened Solar Control SN 70/35 Glass External and Toughened Clear
- Samsung -DVM, 360 Cassette, Heat Pump - Heating & Cooling A/C
- Samsung MVHR -DVM S Energy Recovery Ventilator System - Fresh Air Circulation
- Black LED Halo Up-Down Lighting with Occupancy Sensors
- LUTRON DALI Daylight Harvesting

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Floor Areas & Outgoings

The accommodation comprises the following areas:

| Name | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total /sq ft | Total month | Total year | Availability |
|--------------------|-------|--------------|-----------------------|------------------------|--------------|-------------|------------|--------------|
| 4th | 1,400 | £69.50 | £18 | £8.50 | £96 | £11,200 | £134,400 | Available |
| 3rd | 1,396 | £65 | £18 | £8.50 | £91.50 | £10,644.50 | £127,734 | Available |
| 2nd - Fully Fitted | 1,402 | £69.50 | £18 | £8.50 | £96 | £11,216 | £134,592 | Let |
| 1st | 1,410 | £65 | £18 | £8.50 | £91.50 | £10,751.25 | £129,015 | Available |
| Total | 5,608 | £67.25 | £18 | £8.50 | £93.75 | £43,811.75 | £525,741 | |

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Contact Us

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

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jp@compton.london
07814 699 096

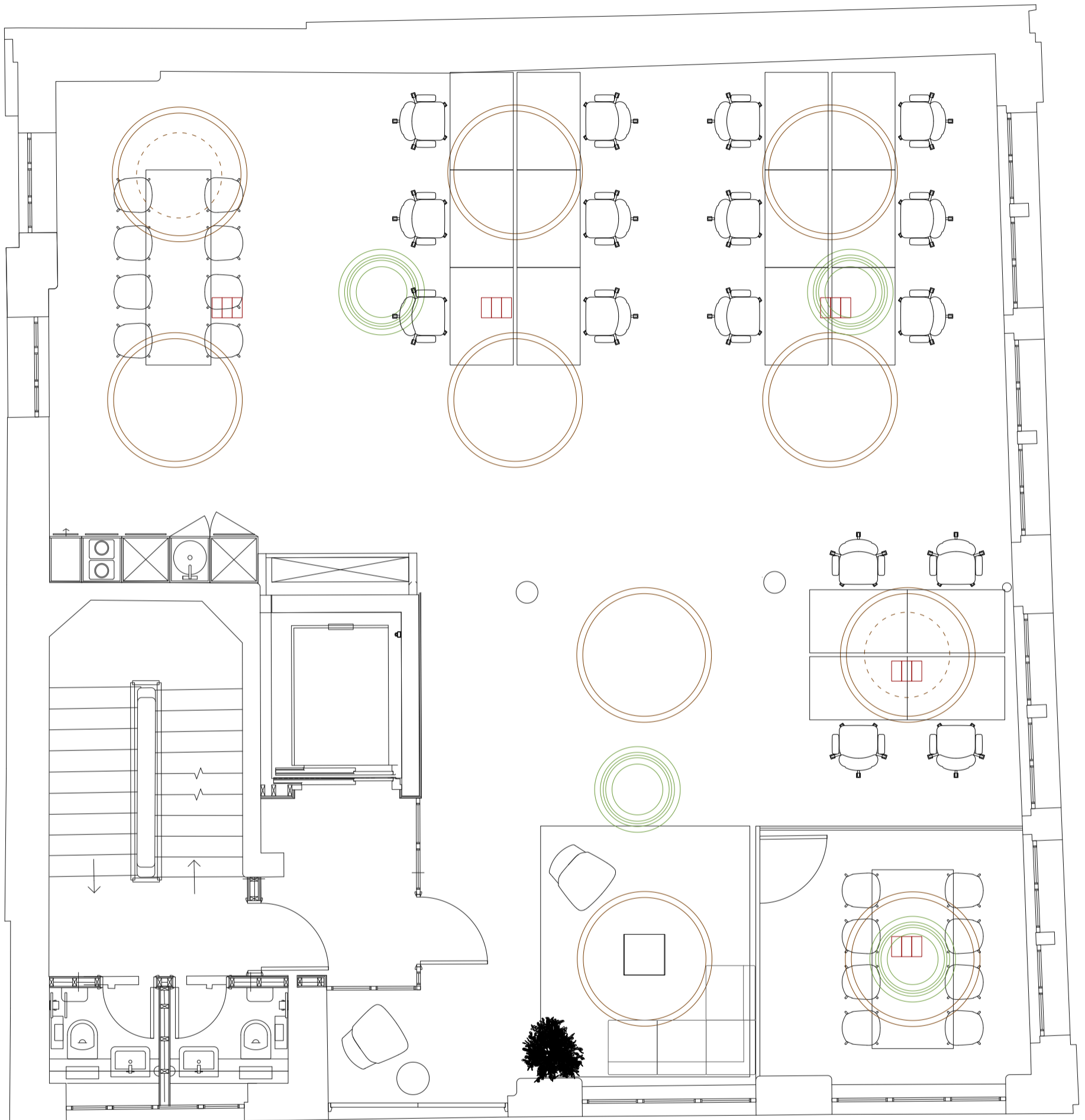
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35-39 Old Street
New Layout

Date 18/01/2024
Designer Alex Martin
Scale 1:55

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