

THE BERSEY WAREHOUSE

293 OLD STREET, EC1

5,774 SQ FT FULLY FITTED OFFICES TO LET

PRIME OLD STREET LOCATION

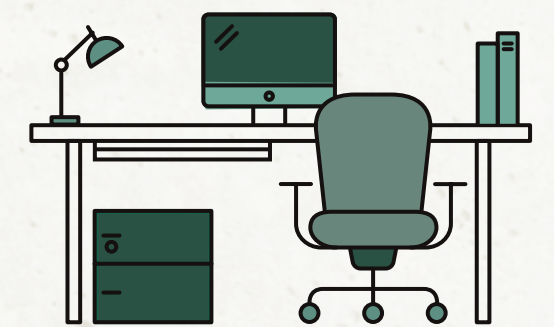


RECEPTION

FULLY FITTED CONTEMPORARY WORKSPACE WITH ORIGINAL EXPOSED WAREHOUSE FEATURES.

The Bersey Warehouse sits in a prime Old Street location just off Hoxton Square.

The available space comprises 5,774 sq ft of fully fitted offices arranged over second and third floors ready for immediate occupation.



Fully fitted



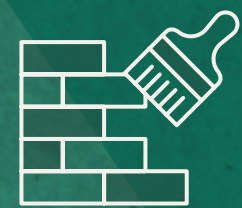
SPACE WITH CHARACTER

A STYLISH ENVIRONMENT FULLY EQUIPPED FOR MODERN WORKING.

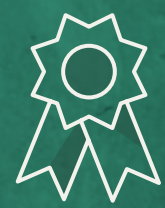
The lower ground floor features a large gym and yoga studio for sole use of the tenants of The Bersey Warehouse. There are also excellent end-of-trip facilities including showers, lockers and bicycle storage.



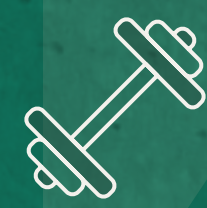
SPECIFICATION



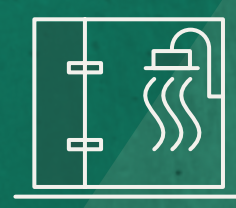
Exposed features



BREEAM
'Very Good' / EPC B



Gym and
yoga studio



9 x
showers



20 x
bicycle spaces



VRF air
conditioning



LED
lighting



Passenger
lift



BRIGHT AND OPEN FLOORS

FLOOR	USE	SQ FT	SQ M
3rd	Office	2,775	257.8
2nd	Office	2,999	278.6
TOTAL		5,774	536.4

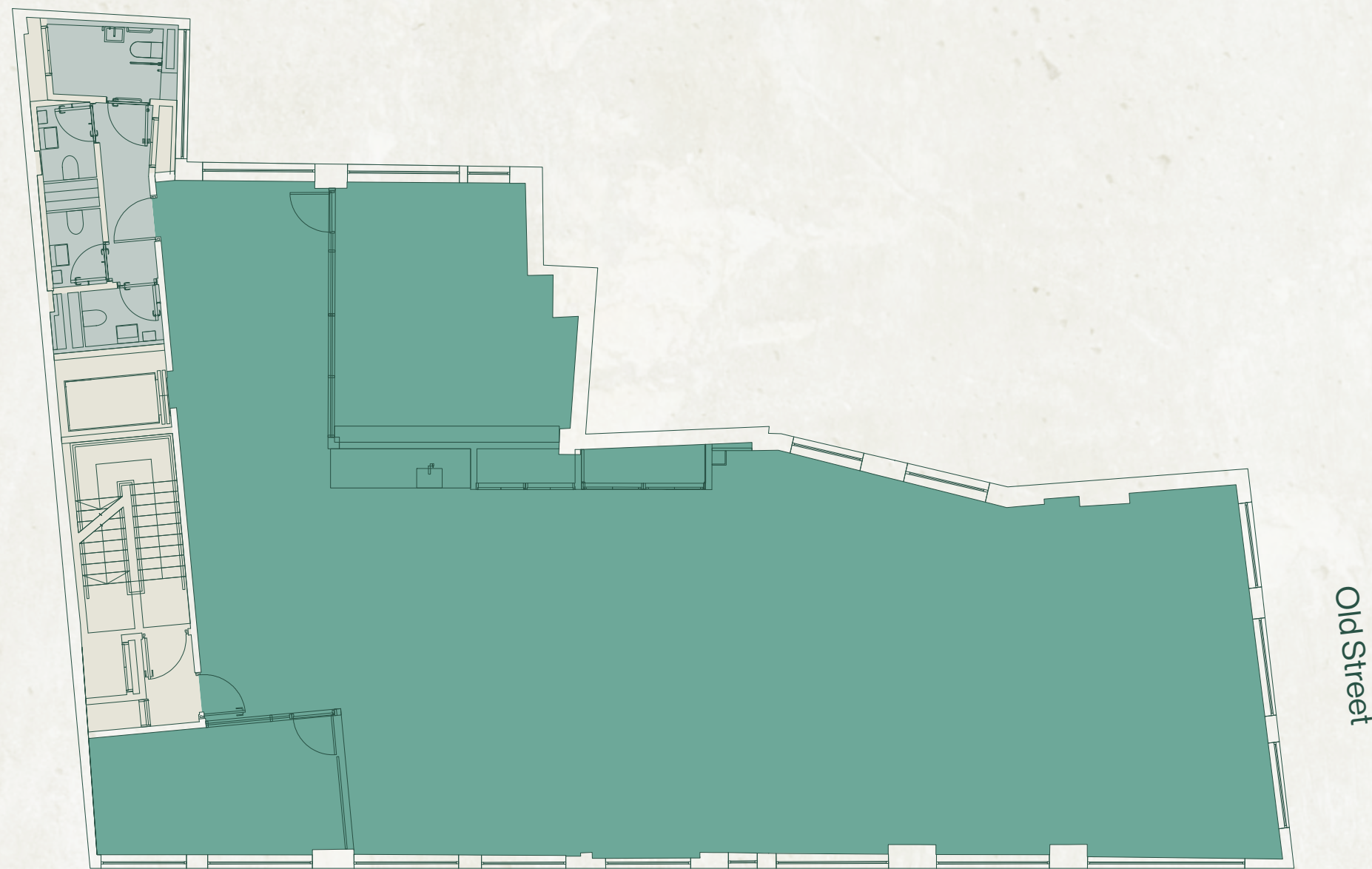


Floorplans not to scale.
For indicative purposes only.

Office ■ Core □
Demised toilets ■

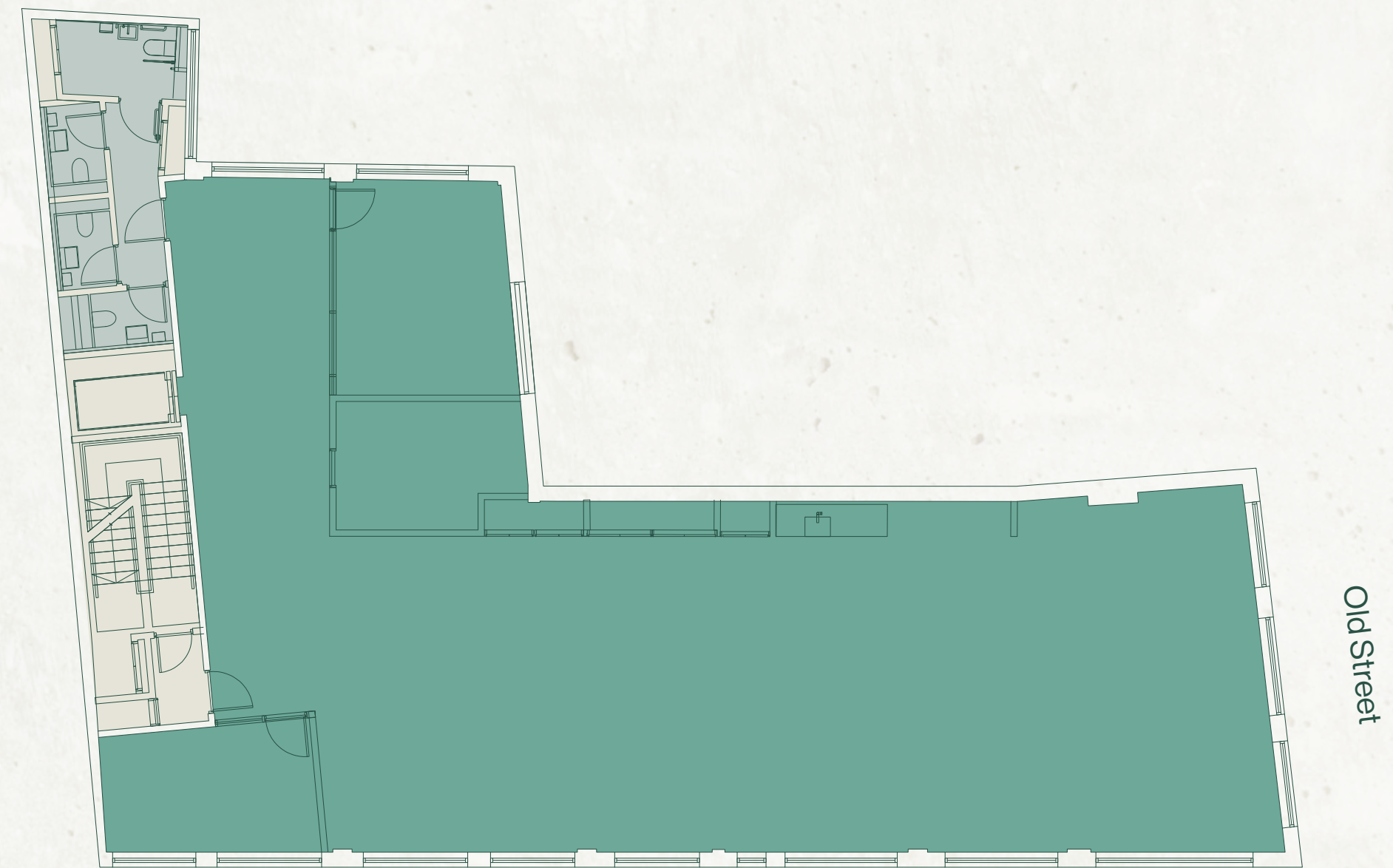
2ND FLOOR – 2,999 SQ FT / 278.6 SQ M

3RD FLOOR – 2,775 SQ FT / 257.8 SQ M



Coronet Street

Old Street



Coronet Street

Old Street

LOCATION

WITHIN EASY REACH

A PRIME LOCATION WITH HOXTON SQUARE ON YOUR DOORSTEP.

The building is surrounded by vibrant amenities, perfect for all occasions and just a two-minute walk from Old Street station, providing fast and convenient transport.



BARS / CAFÉS

1. Attendant Coffee
2. Bike Shed Moto Co.
3. Friends of Ours
4. Nobu
5. Gigi's Hoxton

RESTAURANTS

6. Blacklock
7. Pachamama East
8. Cocotte
9. Meat Liquor
10. Gloria

CONNECTIVITY

02
mins



OLD STREET



04
mins



SHOREDITCH
HIGH STREET



Walk times from the building. Source: TfL.

GET IN TOUCH

Spring4

Annabel Dickson
adickson@spring4.com
07547 417 744

Lee Williamson
lwilliamson@spring4.com
07808 331 389

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. January 2025.

Designed and produced by Cre8te
020 3468 5760 - cre8te.london