



Location

Spectrum, 160 Old Street is a contemporary and characterful workspace at the epicentre of London's creative and connective industries.

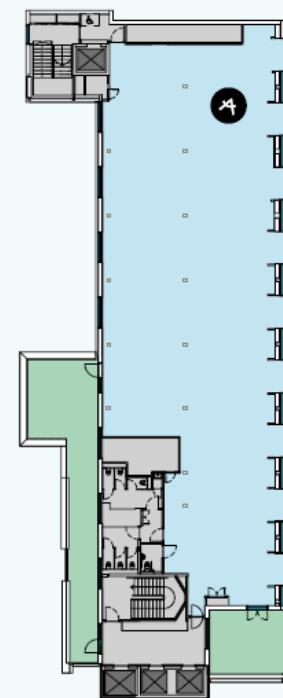
The freshly fitted out plug & play space at level eight brings hassle free, fully fitted space with big-building benefits.

Old Street station is just a two minute walk, and The Elizabeth Line five minutes.

| Floor | Size (sq ft) | Guide Rent (£ psf) | Estimated Business Rates (£ psf) | Service Charge (£ psf) | Timing |
|-----------------|-----------------------------------|--------------------|----------------------------------|------------------------|-----------|
| 8 th | 5,512 (Terrace – 1,066) | c. £85 | c. £22 | c. £11 | Available |
| Total | 5,512 (Terrace – 1,066) | | | | |

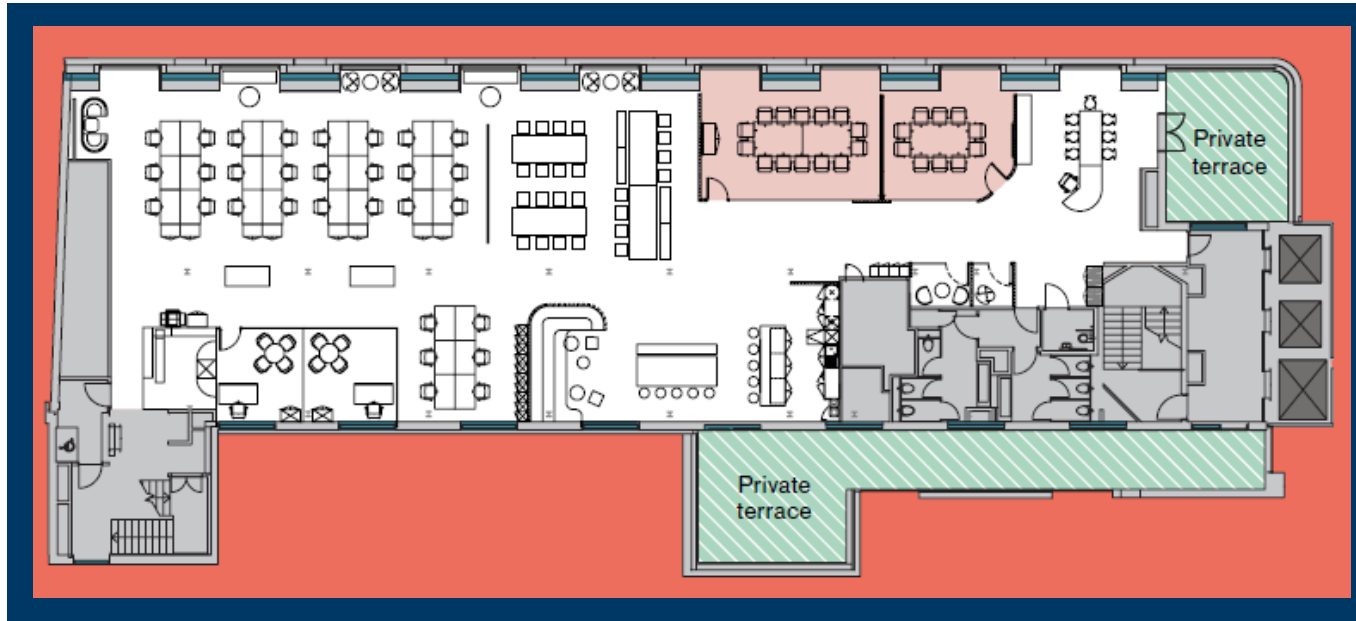
Specification

- 6,678 sq ft of cafes and restaurants within the building
- Dynamic and multifunctional reception area offering informal workspace for building occupiers.
- 1:8 sq m Occupancy
- 2.8m floor to ceiling heights
- 95mm raised access floors
- VRF air conditioning
- BREEAM 'Excellent'
- EPC Energy Rating A
- 3 x 12 person passenger lifts
- 1 x 13 person cycle lifts
- 258 cycle spaces / 261 lockers / 20 showers



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