

205

201

197



OLD

STREET

WORKS

CITY ROAD, EC1

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NEWLY REFURBISHED  
OFFICE SPACE, 300M FROM  
OLD STREET STATION, IN  
LONDON'S MOST DYNAMIC  
QUARTER.

AVAILABLE NOW.

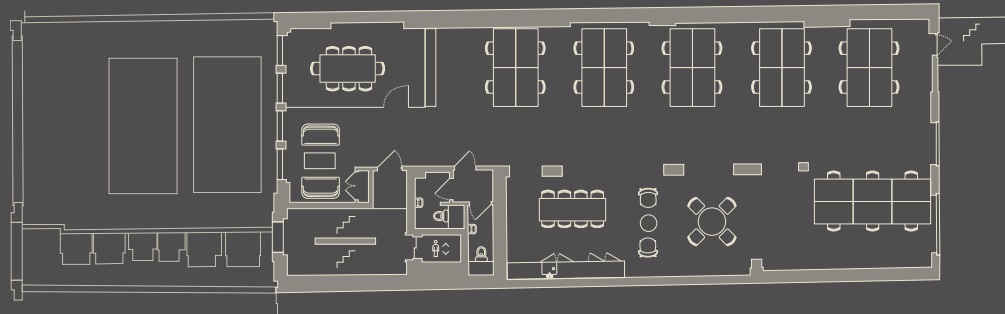
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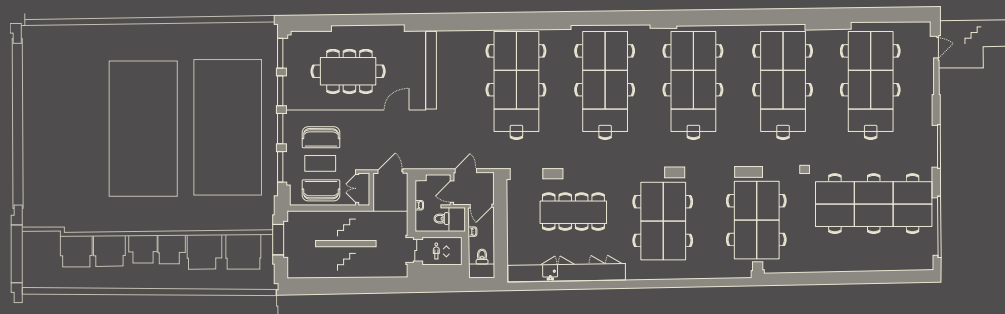
OLD ST WORKS



Floor space:  
1,945 sq.ft  
(180.7 sq.m)



**26 Desk Configuration**



**39 Desk Configuration**

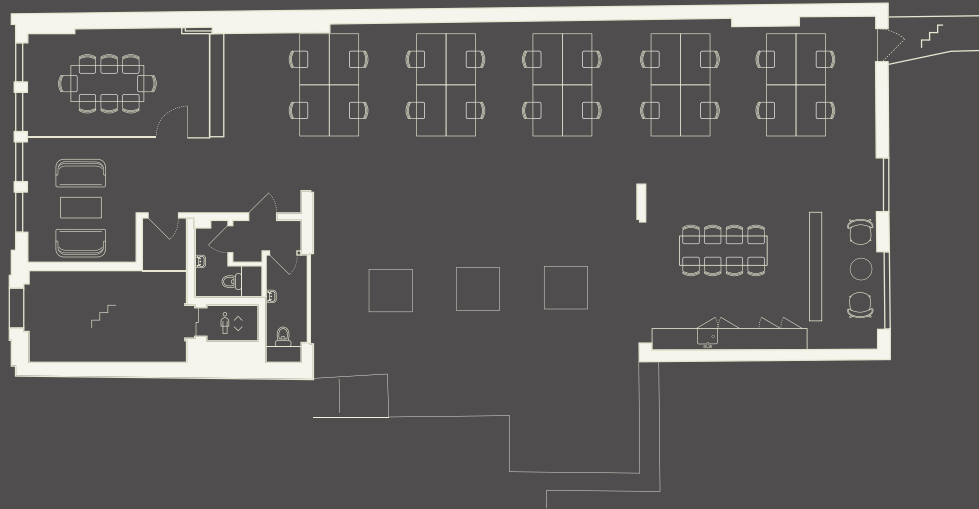
- |   |   |   |  |   |  |
|---|---|---|--|---|--|
| <br>26 - 39x Plug and play desks | <br>Meeting room     | <br>2x staff toilets       | <br>Fully fitted kitchen      | <br>Sonos sound system | <br>Shower access |
| <br>Dining and breakout areas    | <br>Air conditioning | <br>Access to bike storage | <br>Fully raised access floor | <br>1x Lift access     |  |



## 197 - 1st FLOOR, CITY ROAD

The First Floor at 197 City Road has been recently developed and fitted out to the highest standard. The fully accessed raised floor with timber finishes provide style and flexibility. The 1,945 sq.ft. space has been fitted with desks (can accommodate 26 -32) with power and charging facilities, a crittall-style meeting room with excellent natural light and a fully appointed, shaker-style kitchen including butler sink, zip tap, two dishwashers and storage options. The floor also provides interior designed break out areas for when you need an inspiration break. The building also benefits from our new Coffee shop and amenity space, Commons @ Old Street Works, offering barista coffees and additional bookable meeting rooms.

Floor space:  
1,568 sq.ft  
(145.6 sq.m)



### 20 Desk Configuration



20 Plug and play desks



Meeting room



2x staff toilets



Fully fitted kitchen



Sonos sound system



Shower access



Dining and breakout areas



Air conditioning



Access to bike storage



Fully raised access floor



1x Lift access



## 197 - 3rd FLOOR, CITY ROAD

The Third Floor at 197 City Road has been recently developed and fitted out to the highest standard. The fully accessed raised floor with timber finishes provide style and flexibility. The 1,568 sq.ft. space has been fitted with desks (can accommodate 20) with power and charging facilities, a crittall-style meeting room with excellent natural light and a fully appointed, shaker-style kitchen including butler sink, zip tap, dishwasher and storage options. The floor also provides interior designed break out areas for when you need an inspiration break. The building also benefits from our new Coffee shop and amenity space, Commons @ Old Street Works, offering barista coffees and additional bookable meeting rooms.



INDICATIVE FINISHES



# ABOUT OLD STREET WORKS

## The building benefits from:

### Secure Spaces

Each floor is a self-contained space, with its own kitchen facilities and toilets, preventing the need to share with others outside of your office space.



### Bike Storage

The external courtyard provides plenty of secure bike storage, for those who are able to cycle to work. Shower facilities are also included in the building.



### Transport

City Road benefits from a plethora of transport links including overground, underground, bus links, cycle highways and in future, the Elizabeth line.



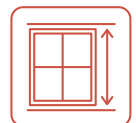
### Fresh Air

All floors benefit from openable windows to allow the fresh air to flow in. Brand new, 4-pipe fan coil air conditioning has also been fitted in all spaces.



### Circulation

The building, confined to just 4 floors, benefits from a wide staircase at the front, lift and an external staircase to the rear – all of which can be utilised to create a one-way system to allow staff to flow freely.



### Commons at Old Street Works

Commons is the brand-new café at Old Street Works, serving up speciality coffee and food. Providing a beautiful and functional community hub to the building, tenants also receive the added benefit of 15% off every order.

### Meeting Rooms

Further expanding on out-of-office space, the building offers three, newly-furnished meeting spaces. All tenants in the building have access to these 6-10 person meeting spaces upon booking, each fully equipped with super-fast wifi, AV and acoustic glassing.

# COMMONS AT OLD STREET WORKS

Commons is the brand-new café at Old Street Works, serving up speciality coffee and food. From morning grind to lunchtime fix, Commons offers the very best in coffee and an ever-changing, seasonal lunch menu to satisfy workday cravings.

Providing a beautiful and functional community hub to the building, tenants also receive the added benefit of 15% off every order.



## MEETING ROOMS

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Further expanding on out-of-office space, the building offers three, newly-furnished meeting spaces. All tenants in the building have access to these 6-10 person meeting spaces upon booking, each fully equipped with super-fast wifi, AV and acoustic glassing. Catering is also available from our friendly Commons baristas.

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OLD <sup>ST</sup> WORKS





# THE LOCATION

OLD STREET WORKS,  
197–205 CITY ROAD, SITS AT  
THE CENTRE OF THE MOST  
CREATIVELY ALIVE AREA OF  
LONDON

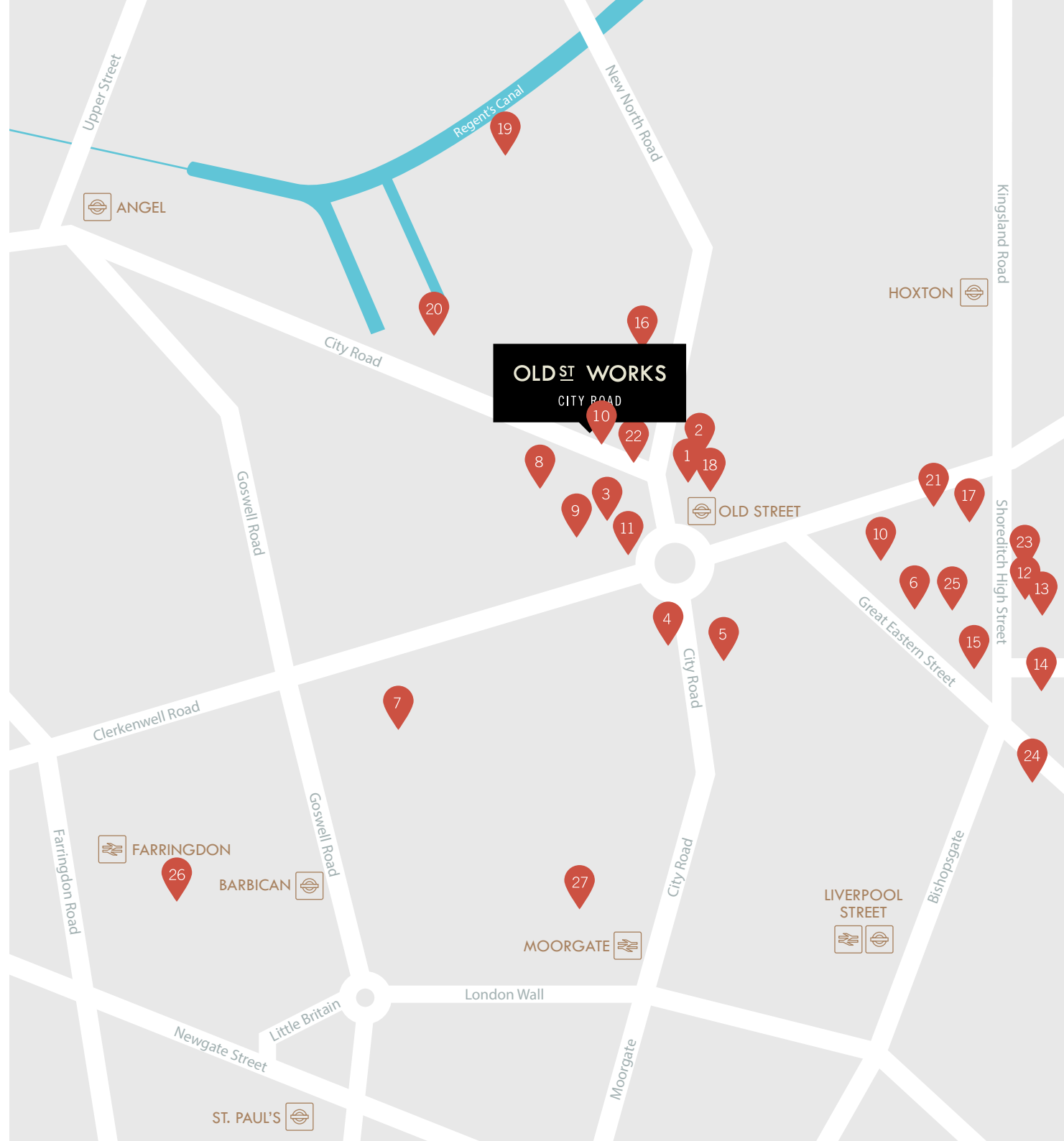
Equally popular among tech giants and start-ups,  
the neighbourhood is brimming with energy and  
modernism.

World-class restaurants meet street food pop-ups and  
pavements are bordered by bustling cafes. With gyms,  
hotels, galleries and theatres on the doorstep, City  
Road provides the perfect balance of work  
and play.



# BARS & RESTAURANTS

1. Pizza Union
2. The Alchemist
3. Serata Hall
4. Passo Shoreditch
5. Ozone Coffee
6. Gloria
7. Whitecross Market
8. The Draft House
9. Enoteca de Luca
10. Commons at Old Street Works
11. Shoreditch Grind
12. Bratt
13. The Smoking Goat
14. Boypark Shoreditch
15. Bull in a China Shop
16. Coffee Junction
17. The Blues Kitchen
18. Nightjar
19. The Commissary
20. Sardine
21. Old Street Records
22. Itsu
23. Dishoom
24. Hawksmoor
25. Flat Iron
26. Polpo
27. Bad Egg
28. Nobu



# CONNECTIVITY



From Old Street Works  
Walking

Old Street Station  
4 mins

Moorgate  
15 mins

Barbican  
16 mins

Shoreditch High Street  
18 mins

Liverpool Street Station  
19 mins



From Old Street  
Underground

Angel  
3 mins

King's Cross  
4 mins

Bank  
4 mins

London Bridge  
4 mins

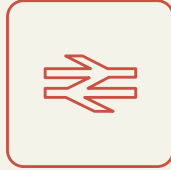
Euston  
6 mins

Waterloo  
13 mins

Oxford Circus  
15 mins

Covent Garden  
17 mins

Victoria  
18 mins



From Liverpool Street  
Overground

Shenfield  
22 mins

Chingford  
27 mins

Enfield  
33 mins

Witham  
44 mins

Colchester  
46 mins

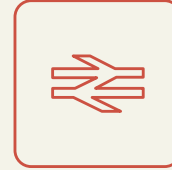
Braintree  
62 mins

Ipswich  
67 mins

Cambridge  
71 mins

Clacton-on-Sea  
86 mins

Norwich  
110 min



From Old Street  
Overground

Finsbury Park  
11 mins

Welwyn Garden City  
40 mins

Hertford  
49 mins



From Old Street Works  
Various

London City  
36 mins

Gatwick  
48 mins

Stansted  
(Stansted Express)  
60 mins

Heathrow  
71 mins

Luton  
72 mins



From Liverpool Street  
Elizabeth Line

Tottenham Court Road  
4 mins

Canary Wharf  
6 mins

Bond Street  
7 mins

Stratford  
8 mins

Paddington  
10 mins

Abbey Wood  
18 mins

Ealing Broadway  
18 mins

Romford  
27 mins

Heathrow T2/3  
33 mins

Reading  
61 mins

# THE DEVELOPMENT OF OLD STREET ROUNDABOUT

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TFL WORKED CLOSELY WITH HACKNEY AND ISLINGTON COUNCILS TO SUBSTANTIALLY IMPROVE OLD STREET ROUNDABOUT TO MAKE IT MORE PEDESTRIAN AND BIKE FRIENDLY.

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THE DEVELOPMENT WILL TRANSFORM THIS BUSY JUNCTION INTO A MUCH SAFER, PURPOSEFUL AND PLEASANT ENVIRONMENT.

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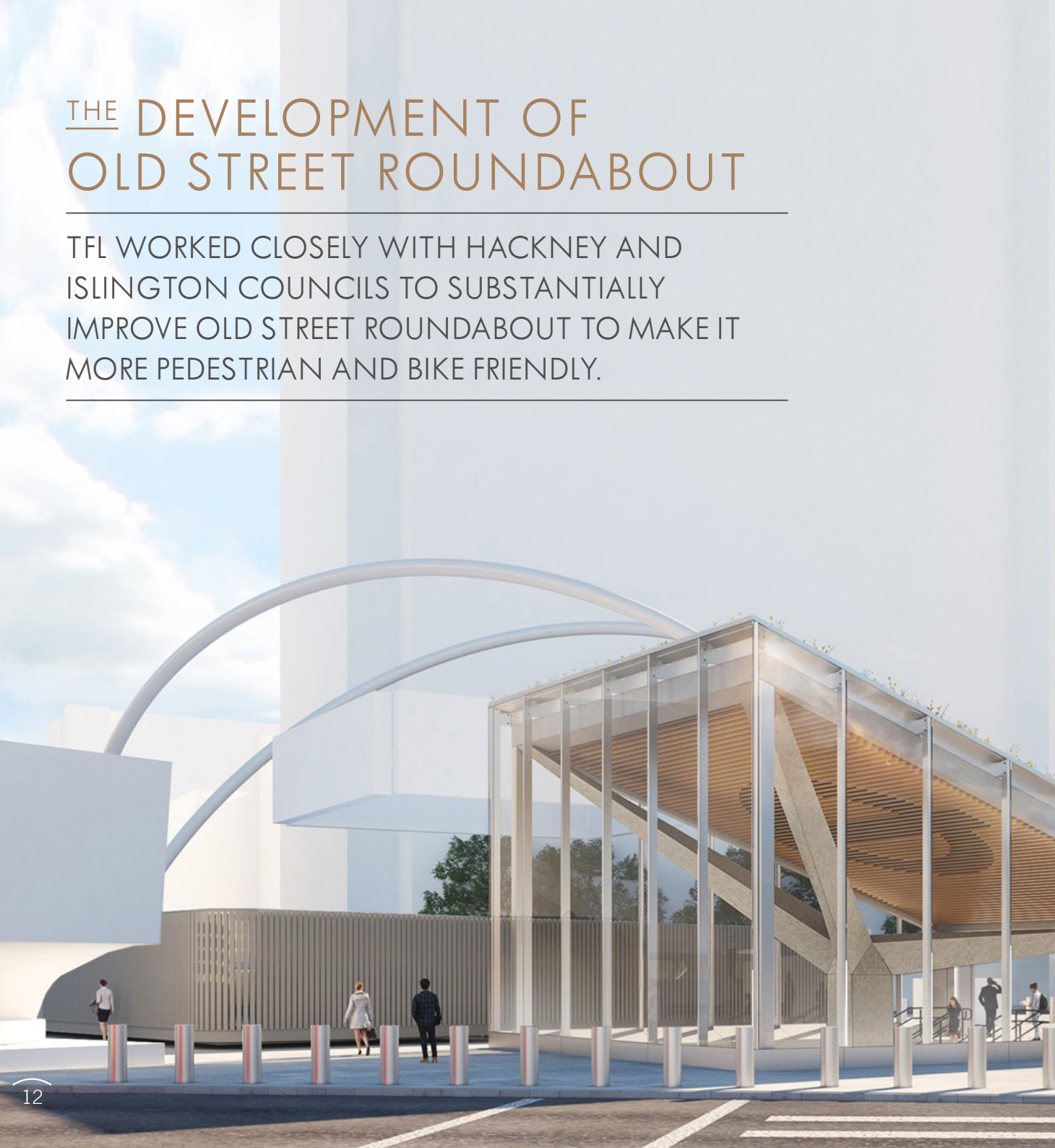
Removal of the existing roundabout and closure of the northwest arm to create a new public space.

Remodelling of the entrances to the Tube station. This involves the closure of three of the four existing subway entrances, to be replaced by two new station entrances, one accessible from Cowper Street and a main station entrance with a green roof to complement the public space and environment.

Switching of road traffic movements to two-way, allowing for the inclusion of segregated bike lanes and additional pedestrian crossings.

The addition of two new lifts to the St Agnes Well mall retail concourse. One will be a designated public lift and the other a service lift for the retail business and Tube station.

The addition of tall trees, seating areas and space for pop-up shops.



# ENQUIRIES

For further information, or to arrange a viewing, please contact us:

## THE TEAM

Theo Beckford

E: [tbeckford@shbre.co.uk](mailto:tbeckford@shbre.co.uk)

M: 07437 191 304

Chris Currie

E: [ccurrie@shbre.co.uk](mailto:ccurrie@shbre.co.uk)

M: 07904 531 959

Freddie Proctor

E: [fproctor@shbre.co.uk](mailto:fproctor@shbre.co.uk)

M: 07702 335 639

Ben Orchard-Smith

E: [Ben@kontor.com](mailto:Ben@kontor.com)

M: 07557 988 115

Sam Davis

E: [Sam.Davis@kontor.com](mailto:Sam.Davis@kontor.com)

M: 07403 226 453

Nick Hill

E: [Nick@kontor.com](mailto:Nick@kontor.com)

M: 07786 516 085

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