

**Stylus**  
116\_OLD\_STREET

STYLUS.LONDON

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116\_OLD\_STREET\_EC1

27,000 SQ FT  
OF FULLY  
TRANSFORMED,  
STATE-OF-THE-ART  
OFFICE SPACE

STYLUS.LONDON





# STYLUS OLD ST

FORMERLY HOME TO THE MARGOLIN GRAMOPHONE FACTORY, STYLUS OFFERS UP TO 27,000 SQ FT OF STATE-OF-THE-ART OFFICE SPACE

Retaining its original, elegant Victorian façade, 116 Old Street has been fully redeveloped and is split over five floors – workspace with flexibility and style.

With exposed surfaces and high, column-free ceilings that allow the building to be filled with an abundance of natural light, Stylus features a lower ground courtyard with a living green wall, as well as a roof terrace to work from, collaborate and unwind – overlooking the hustle and bustle of Old Street below.



Manufactured by Margolin, the Dansette record player became a household name in the late 50s and 60s and were a statement and artifact of the vibrant, popular youth culture of that time.





# MAKE YOUR MARK



LOCATED IN A VIBRANT AND DYNAMIC AREA WHERE BUSINESSES FLOURISH AND THRIVE, STYLUS OFFERS A HOME FOR AMBITIOUS START-UPS OR ESTABLISHED CORPORATES ALIKE

An iconic, contemporary workplace, where old inspires new, Stylus is now ready for a new era of forward-thinking, driven businesses that are striving to achieve and grow; to ultimately make their own mark in a district that's alive with energy, creativity and innovation.



# OLD STREET NEW WAVE



'OLD' ALSO BECOMES 'NEW' JUST TWO MINUTES' WALK FROM STYLUS, WITH TRANSPORT FOR LONDON'S £25M REGENERATION OF THE LANDMARK SILICON ROUNDABOUT

In 2018 the roundabout will be transformed into an area that provides safe and easy access to Tech City, with improved cycle lanes and walkways, along with a large public space, improved planting and landscaping, and a new entrance to Old Street underground station.

The launch of the new Elizabeth Line (Crossrail) in December 2018 will see journey times across London and the South East become quicker, easier and more direct. Travel times from Farringdon to Heathrow T4 will be reduced to just 39 minutes.

VIEW TOWARDS  
THE SOUTH





# INSPIRING & EXCEPTIONALLY STYLISH

SHOREDITCH, CLERKENWELL - EVER-EVOLVING AND INCOMPARABLY DYNAMIC. WHERE TECH AND MEDIA THRIVE, BUSINESSES BECOME, PEOPLE CONNECT AND THE BUSTLING STREET SCENE IS ABSOLUTELY ALIVE





# HANGOUT SPACES & NEARBY PLACES



OLD STREET AND THE SURROUNDING SHOREDITCH AREA OFFERS A CHARACTERFUL BLEND OF URBAN CHIC AND CUTTING-EDGE CREATIVITY.

It's enriched with a multitude of designer boutiques, trendy bars, cafés, street food, vintage shops and a buzzing nightlife.

Also nearby is The Barbican Exhibition Centre, a quirky but intimate spot for live plays, music events and so much more.

## Cafés

- 1 Clerkenwell Grind
- 2 J+A Cafe
- 3 Look Mum No Hands!
- 4 Ozone Coffee
- 5 Shoreditch Grind

## Bars & Restaurants

- 1 BrewDog Shoreditch
- 2 The Brewery
- 3 Byron
- 4 Ceviche Old Street
- 5 Dinerama
- 6 Hoxton Grill
- 7 8 Hoxton Square
- 8 Rivington Shoreditch
- 9 Rochelle Canteen
- 10 St John Bread & Wine
- 11 Tramshed
- 12 Whitecross Street Market

## Retail

- 1 Old Spitalfields Market
- 1 BOXPARK Shoreditch
- 3 Ben Sherman
- 4 Columbia Road Market
- 5 Mr Start
- 6 Present
- 7 J Crew
- 8 Aesop
- 9 MAST London
- 10 Pitfield London
- 11 Denham the Jeanmaker
- 12 Tokyobike
- 13 Blood Brother

## Hotels

- 1 Ace Hotel
- 2 The Hoxton
- 3 Shoreditch House
- 4 citizenM Hotel
- 5 The Boundary
- 6 The Curtain
- 7 Nobu Hotel
- 8 The Z Shoreditch
- 9 M By Mountcalm

## Fitness & Leisure

- 1 Boom Cycle
- 2 Ironmonger Row Baths
- 3 Gymbx

## Art & Culture

- 1 The Museum of Methodism
- 2 Barbican Centre
- 3 Museum of London
- 4 Banksy's Portrait of Basquiat
- 5 Guildhall Art Gallery
- 6 Clifford-Thames Gallery
- 7 Red Gallery
- 8 Finsbury Library
- 9 Shoreditch Library
- 10 Hoxton Gallery
- 11 Charlie Smith London
- 12 Electric Cinema
- 13 Rich Mix
- 14 Courtyard Theatre
- 15 Museum of Saint John



# JOURNEY TIMES & TRAIN LINES

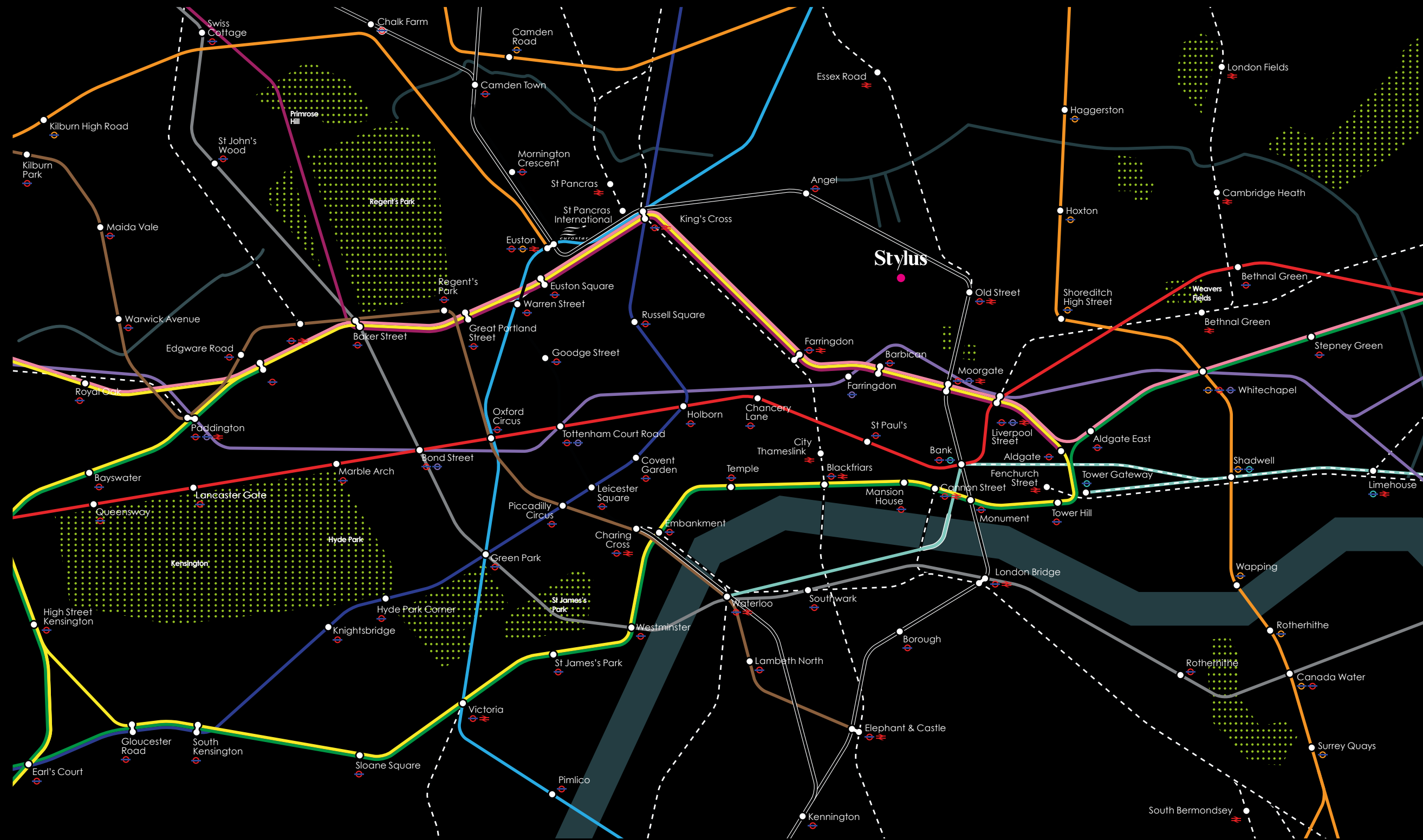
Travel times from Old Street Station, just a 5 minute walk away.

King's Cross St Pancras St.	05 MINS		14 MINS
London Bridge Station	06 MINS		12 MINS
Euston Station	06 MINS		18 MINS
London Liverpool St.	09 MINS		05 MINS
Farringdon Station	10 MINS		06 MINS
Waterloo Station	15 MINS		18 MINS
Paddington Station	24 MINS		31 MINS

Travel time to major London airports

City Airport	29 MINS	
Gatwick Airport	55 MINS	
Heathrow Airport	57 MINS	

- UNDERGROUND
- CROSSRAIL
- OVERGROUND
- BAKERLOO
- CENTRAL
- CIRCLE
- DISTRICT
- DLR
- HAMMERSMITH & CITY
- JUBILEE
- OVERGROUND
- METROPOLITAN
- NORTHERN
- PICCADILLY
- VICTORIA
- WATERLOO & CITY
- CROSSRAIL







AWAKEN  
YOUR  
SENSES



SETTING THE TONE AS YOU ENTER THE STYLUS BUILDING IS THE STYLISH AND CONTEMPORARY RECEPTION AREA.

WITH CLEAN LINES AND HIGH QUALITY FINISHES THROUGHOUT, IT PRESENTS ITSELF IN AN ART GALLERY STYLE – AN IMPRESSIVE, FREE-FLOWING SPACE TO WELCOME AND INSPIRE BOTH YOUR CLIENTS AND EMPLOYEES ALIKE.



GROUND FLOOR  
RECEPTION





SECOND FLOOR  
OFFICE SPACE

# URBAN DESIGN IN A SMARTER SPACE

## SPECIFICATION

- + New glazed frontage
- + Heating and cooling system throughout. A/C system with multiple internal fan coil units on each floor
- + Two 8-person lift serving all floors from basement to fourth floors
- + Generous floor to ceiling heights
- + Column-free floor areas
- + 70mm raised floors with exposed galvanised steel floor tiles
- + Low energy LED lighting
- + Fibre optic Internet connectivity
- + Renewable energy for electricity generation
- + CCTV, Video Entry system and key fob access
- + Fourth floor roof terrace
- + Cycle storage for 44 bikes, drying room, 81 lockers and shower changing area
- + Lower ground level landscaped courtyard
- + Eco-friendly biodiverse roof



SCHEDULE OF AREAS

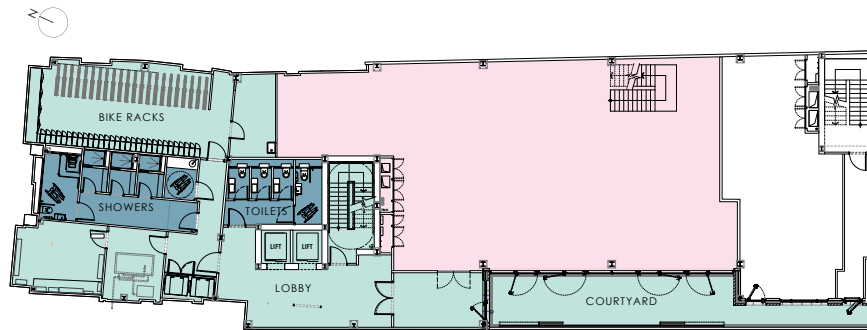
# FLOOR PLANS

FLOORS	SQ FT	SQ M
Fourth floor	3,253	302
Third floor	4,506	419
Second floor	5,444	506
First floor	5,437	505
Ground floor*	4,478	416
Courtyard floor*	2,771	257
<b>TOTAL</b>	<b>25,889</b>	<b>2,405</b>

NIA
  Common areas
  Toilets/Showers

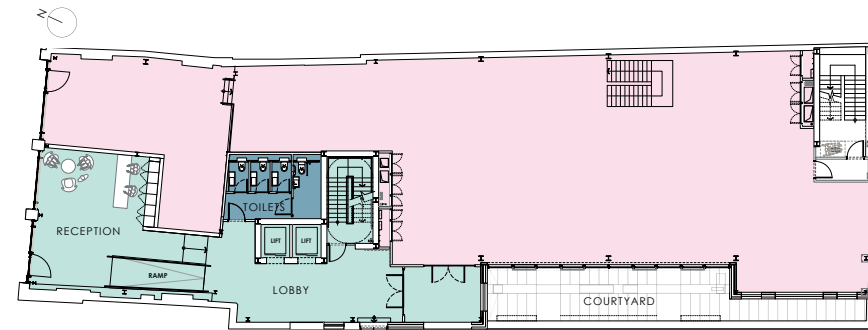
\*The Courtyard and Ground floor will be LET as one.

## COURTYARD FLOOR



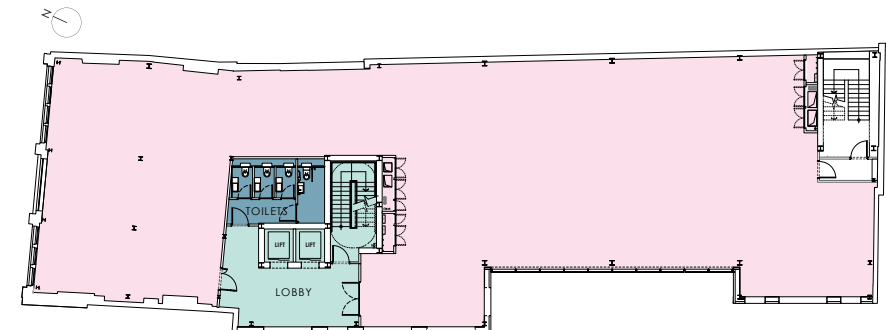
2,771 SQ FT 257 SQ M

## GROUND FLOOR



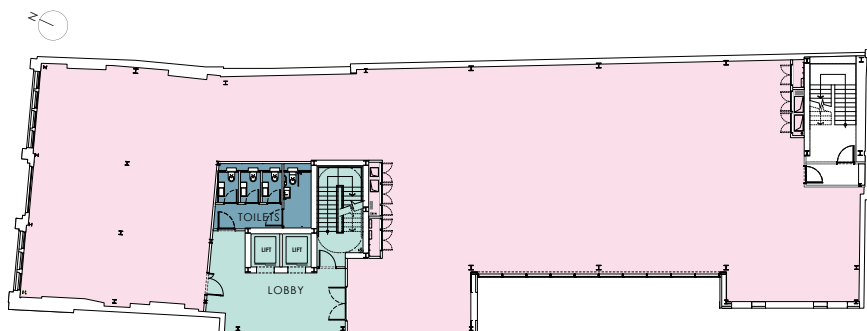
4,478 SQ FT 416 SQ M

## FIRST FLOOR



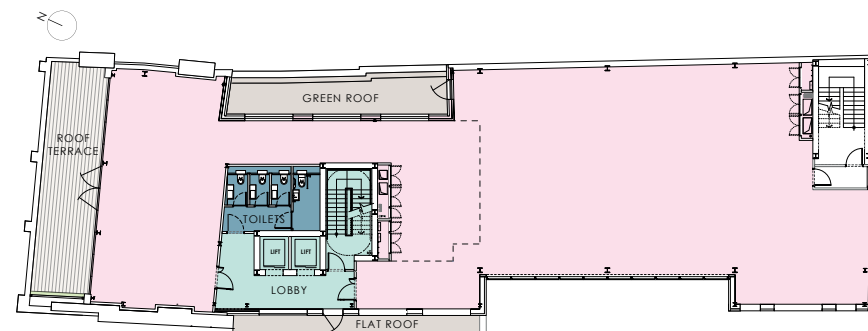
5,437 SQ FT 505 SQ M

## SECOND FLOOR



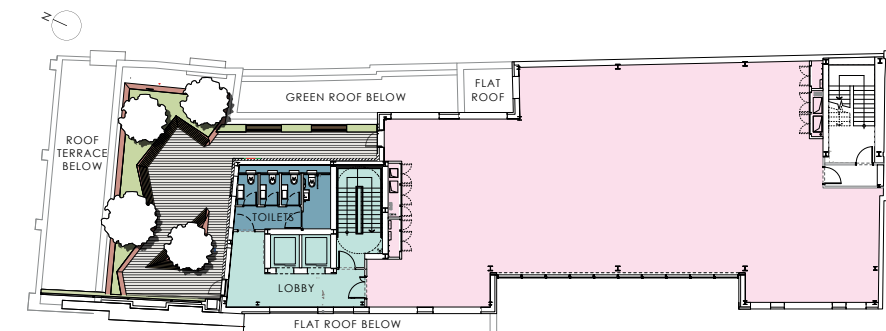
5,444 SQ FT 506 SQ M

## THIRD FLOOR



4,506 SQ FT 419 SQ M

## FOURTH FLOOR



3,253 SQ FT 302 SQ M





COURTYARD FLOOR







FOURTH FLOOR  
ROOF GARDEN

AN OUTDOOR SPACE ON THE FOURTH FLOOR TO BREAKOUT AND COLLABORATE. THE GREEN WALL AND MODERN LANDSCAPING MAKES THE ROOF GARDEN AN INVITING AREA TO TAKE IN THE SURROUNDING VIEWS AND THE VIBRANT CITY LIFE BELOW.



# MAKE YOUR MOVE



Terms  
Upon Application  
  
Practical Completion  
Of Building Works  
  
Anticipated for Autumn 2018

EPC  
TBC



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Development by

**COASTVIEW ESTATES**  
LIMITED

Designed by

**opad**  
architecture & interior design

Winners of the 2017  
BCO National Award.