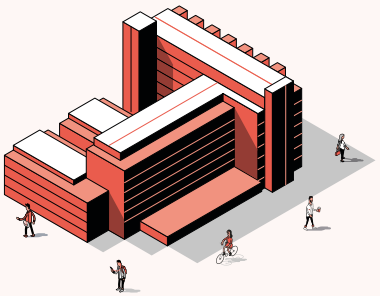
SPECTRUM

160 OLD ST

6,930–17,850 SQ FT
PLUG & PLAY WORKSPACE;
FAST, FLEXIBLE & FULLY FITTED.



Spectrum is a contemporary and characterful workspace at the epicentre of London’s creative and connective industries.

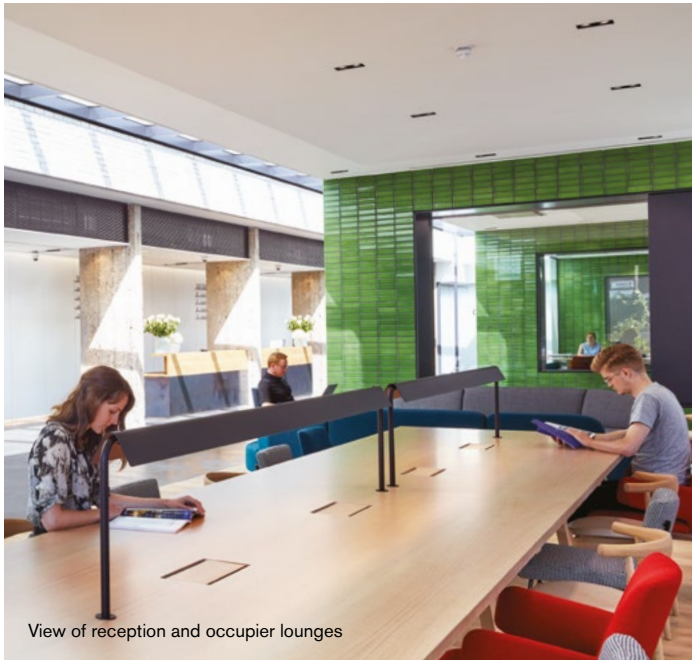
The newly fitted out plug & play space at level seven brings hassle free, fully fitted space with big-building benefits.

Building exterior

THE BUILDING

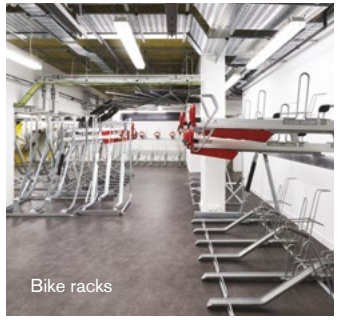
Reception

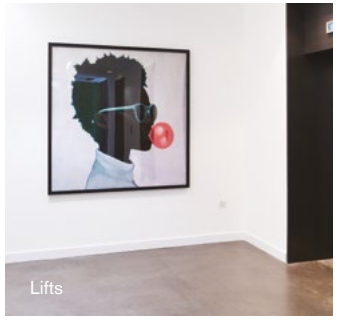
Ground floor café

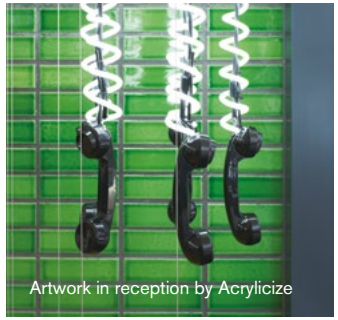

View of reception and occupier lounges

Building façade

Lockers


Bike racks


Lifts


Artwork in reception by Acrylicize

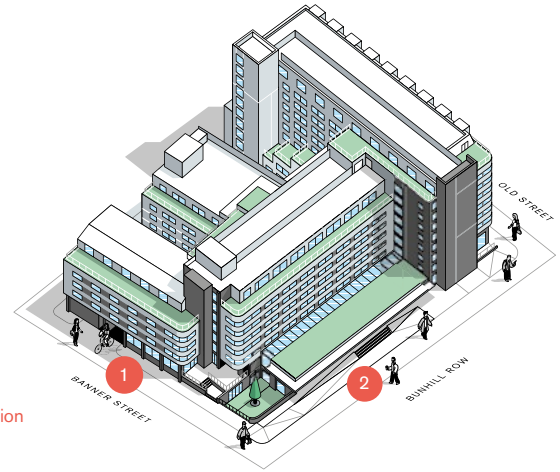
Reception looking towards café

THE BUILDING

THE NUTS AND BOLTS

+ 160,000 sq ft building, 6,930–17,850 sq ft fully fitted space available across the 6th and 7th floors
+ Large private terraces to both floors
+ 4,400 sq ft wifi-enabled reception and business lounge
+ Interconnecting café, bar and on-site restaurants
+ 261 lockers and 20 showers
+ 258 secure, separately accessed cycle spaces
+ BREEAM 'Excellent'
+ WiredScore 'Gold' accreditation
+ A building of great minds including HBO, Warner Bros, CNN, Turner
+ Serviced by a smart building app providing access to service and amenity, access control and interface with the building

WIRED CERTIFIED GOLD



1. Separate bike entrance
2. Prominent 4,400 sq ft reception with linear skylight glazing

THE AREA

Old Street station

The Breakfast Club

Boxpark

Shoreditch

Whitecross Street Market

Byron, Shoreditch

Ozone Coffee Roasters

Look Mum No Hands!

Frame

Sources: tfl.gov.uk, crossrail.co.uk

TRANSPORT

COMPLETELY CONNECTED

TWO STOPS TO KING'S CROSS.
TWO STOPS TO BANK.
TWO STOPS TO TOTTENHAM COURT ROAD.

Walking

Old Street	2
Moorgate	5
Barbican	9
Liverpool Street	13
Shoreditch High Street	14
Farringdon	16

From Old Street

Angel	2
Bank	4
King's Cross St. Pancras	5
London Bridge	5
Euston	7
Waterloo	13
Victoria	18

From Moorgate

Farringdon	3
Paddington	17

From Liverpool Street

Chancery Lane	5
Holborn	6
Oxford Circus	9
Covent Garden	14
Goodge Street	15

Via Elizabeth line (From Moorgate entrance Liverpool Street)

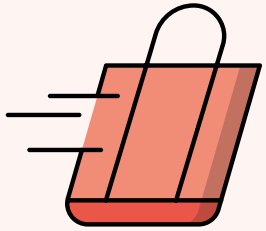
Tottenham Court Road	4
Canary Wharf	6
Bond Street	7
Paddington	10

London Airports (From Old Street)

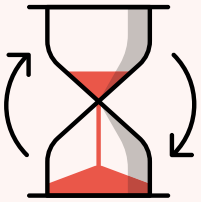
London City	30
Heathrow (via Elizabeth line from Liverpool Street)	33
Gatwick	41
Luton	51
Stansted	59

The cycle super highway runs north, south, east and west, connecting cyclists to all that London has to offer.

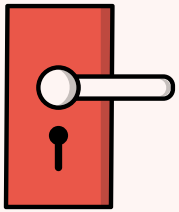
FAST, FLEXIBLE AND FULLY FITTED SPACES THAT WORK FOR YOU



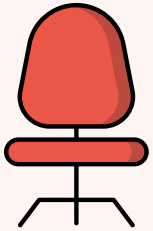
Hassle free, fast and no cap-ex on fit out



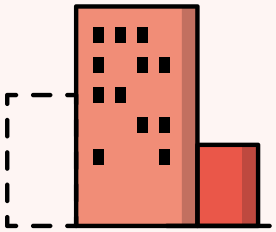
Flexible lease terms and short form leases



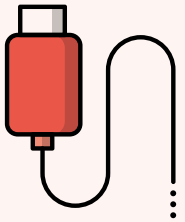
Your own front door, meeting rooms and breakout areas



64–84 Desks with room to grow



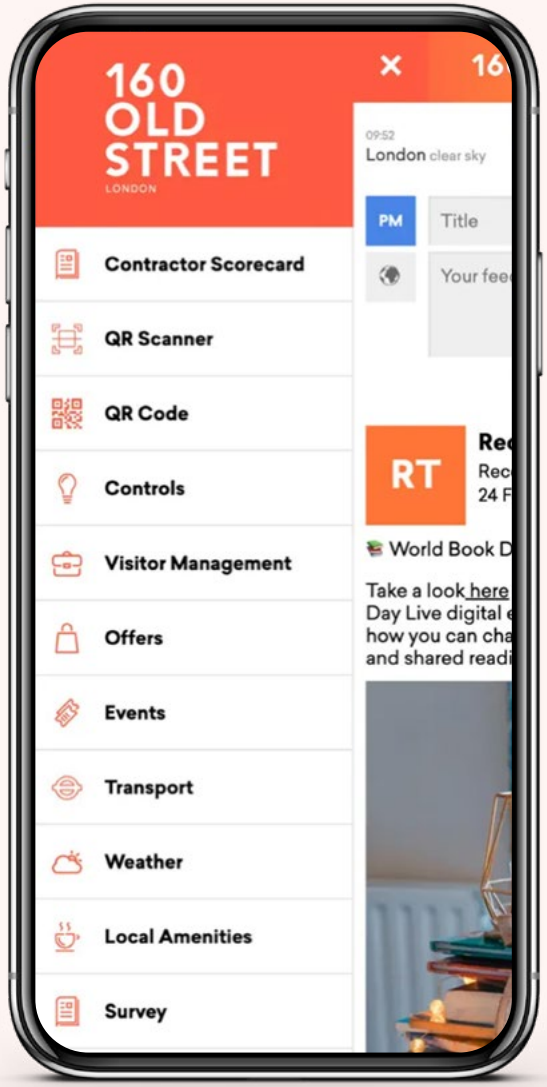
Private terraces



Access to high quality internet service providers and a variety of cabling, including fibre

*Based on standard plug & play fit out

THE SMARTEST BUILDINGS IN LONDON



- Access and Environmental Control
- Lifestyle Concierge Service
- Offers
- Events
- 150+ Free Publications
- Transport
- Weather
- Local Amenities
- Support
- Occupier Directory
- Community

160 Old Street keeps you in touch with your colleagues and working community. Access to social features through a scrollable “Social Wall” keeps you up to date with your colleagues, while in-app messaging is available from the “Chat” section. Occupants can look at real-time local events, amenities and offers to see what’s going on outside of the office.

EFFORTLESSLY AMBIENT

The app allows you to control temperature and lighting at the touch of a button. Even better, it remembers your preferred settings for an instantly ambient environment, tailored to you.

SIMPLY BENEFICIAL

Bringing the rich offering of the local area into the palm of your hand, the app will help you discover local offers, events and new openings and connect you with others in the building via the community platform.

EFFORTLESS ACCESS

There’s no security pass, no sign in; just a mobile phone in your pocket / bag. The 160 Old Street app is a single point of access for you and your guests.

ENJOY THE EASY LIFE

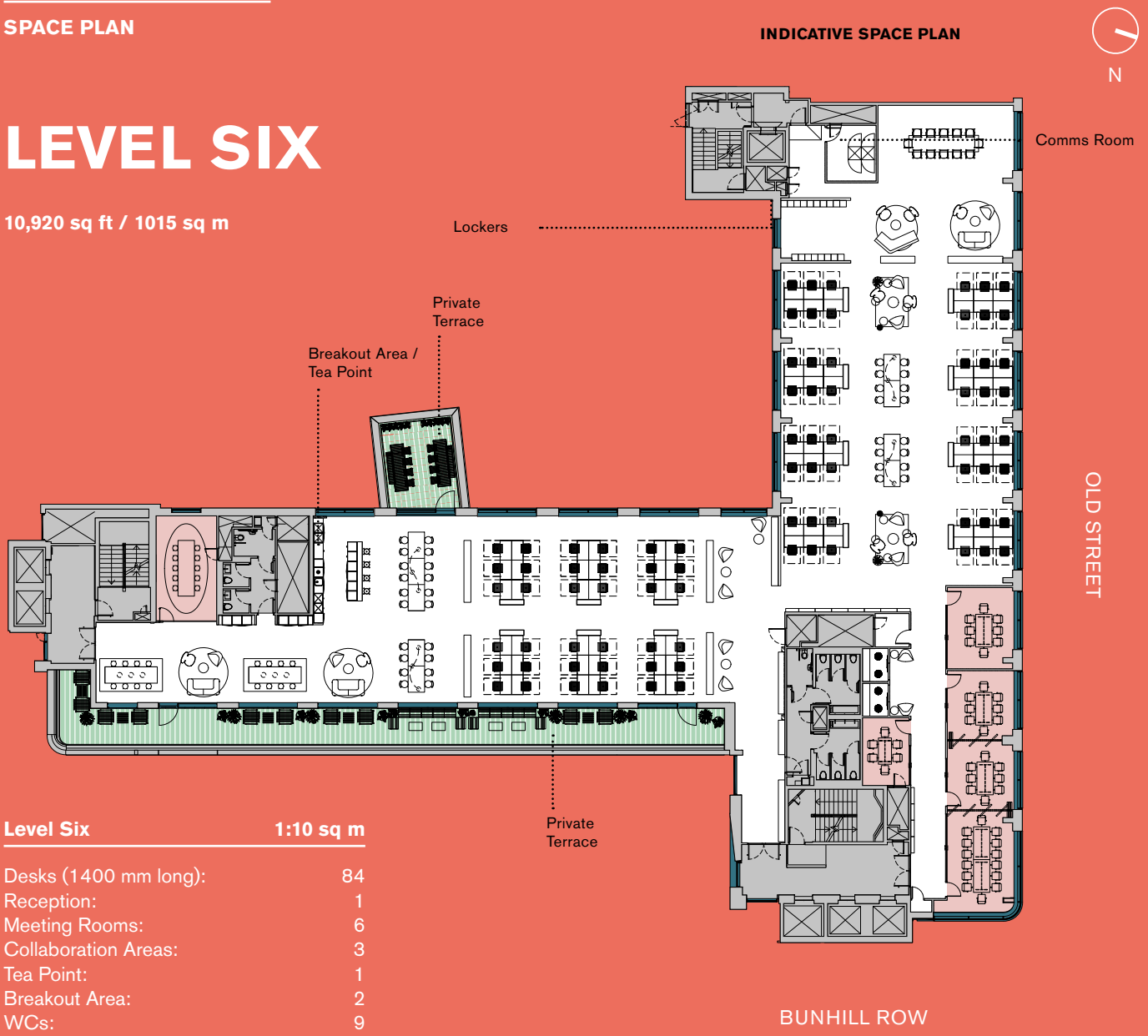
Access your Lifestyle Service. It’s available 24/7. Think dry-cleaning, catering, dinner reservations, Christmas parties, sold out events, business travel.

SPACE PLAN

LEVEL SIX

10,920 sq ft / 1015 sq m

INDICATIVE SPACE PLAN



Level Six	1:10 sq m
Desks (1400 mm long):	84
Reception:	1
Meeting Rooms:	6
Collaboration Areas:	3
Tea Point:	1
Breakout Area:	2
WCs:	9
Comms Room:	1
Soft Seating:	6
Call Booths:	2
Total Capacity:	**84**

WE PROVIDE

+ **Reception/waiting area**
+ **Meeting rooms**
+ **Fully fitted and operational kitchen/break out area**
+ **Fully furnished with desks and chairs**
+ **Soft furniture**
+ **Storage**
+ **Access to high quality internet service providers**
+ **A variety of cabling, including fibre**
+ **Two private terraces**
+ **Wi-Fi**

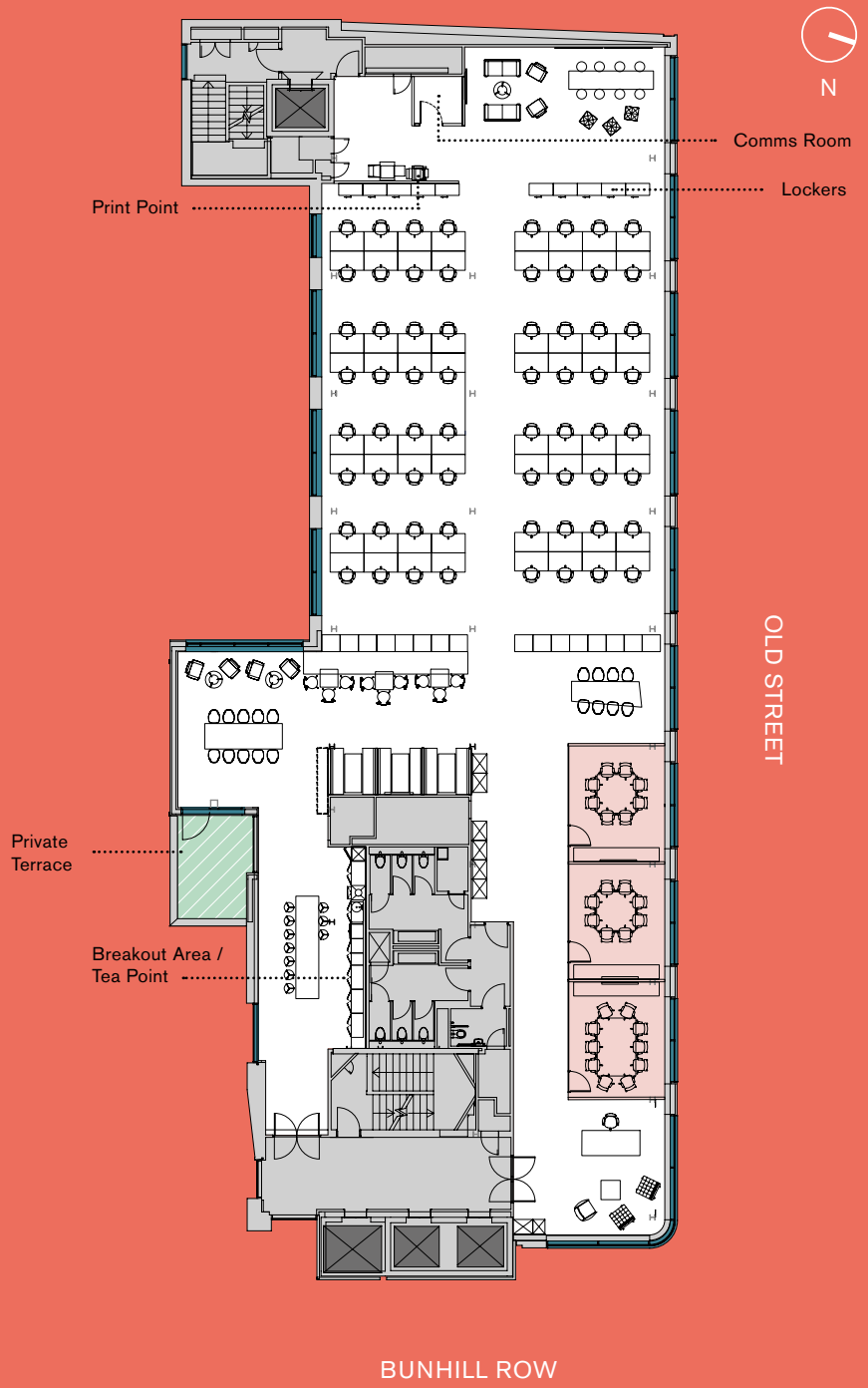
YOU BRING

+ **Computers (including screen brackets)**
+ **Telephones**
+ **Electronics (TV/AV, photocopier, printer, etc.)**

SPACE PLAN

LEVEL SEVEN

6,930 sq ft / 643 sq m



Level Seven	1:10 sq m
Desks (1400 mm long):	64
Reception:	1
Meeting Rooms:	3
Collaboration Areas:	4
Tea Point:	1
Breakout Area:	1
WCs:	7
Comms Room:	1
Soft Seating:	3
Call Booths:	3
Total Capacity:	**65**

WE PROVIDE

+ **Reception/waiting area**
+ **Meeting rooms**
+ **Fully fitted and operational kitchen/break out area**
+ **Fully furnished with desks and chairs**
+ **Soft furniture**
+ **Storage**
+ **Access to high quality internet service providers**
+ **A variety of cabling, including fibre**
+ **Wi-Fi**

YOU BRING

+ **Computers (including screen brackets)**
+ **Telephones**
+ **Electronics (TV/AV, photocopier, printer, etc.)**

Seventh floor office space

Seventh floor kitchen and breakout area

Seventh floor meeting rooms

Seventh floor breakout rooms

Seventh floor desk space

FOR FURTHER INFORMATION REGARDING TERMS PLEASE CONTACT:

BH2

Jack Beeby

+44 (0)20 7710 7969
+44 (0)7841 802 097
jackb@bh2.co.uk

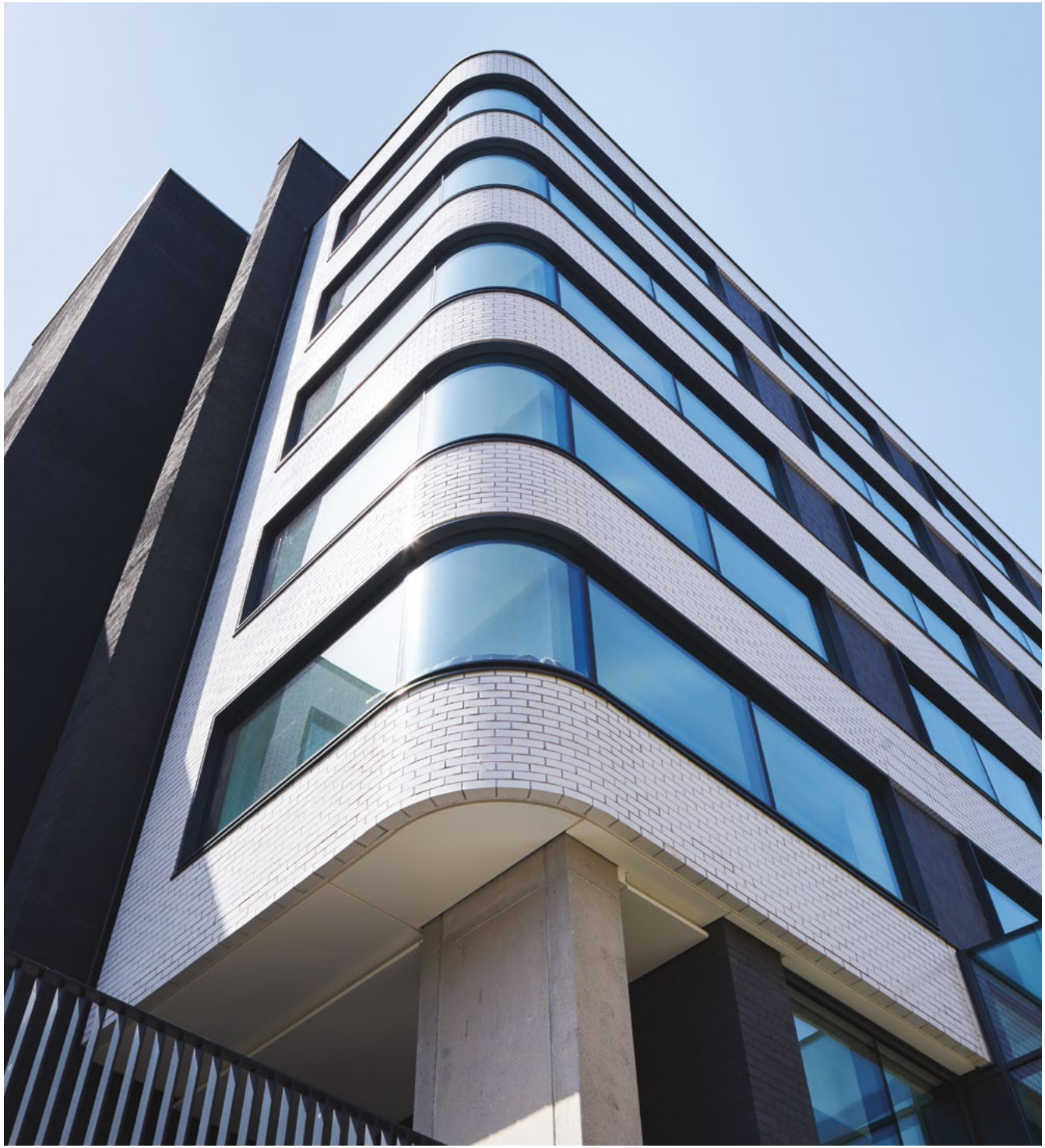
Dan Roberts

+44 (0)20 7710 7958
+44 (0)7801 143 909
danr@bh2.co.uk

Daisy Walder

+44 (0)20 7710 7955
+44 (0)7425 828 376
daisyw@bh2.co.uk

bh2.co.uk

J.P.Morgan

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991. J.P.Morgan, on behalf and for the lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract. SUBJECT TO CONTRACT. February 2023.