

196 Old Street

# cloisters

London / EC1

# gatehouse

west

east

st. luke's



Inspiring spaces  
set around a  
secluded courtyard,  
with London's best  
mix of social,  
boutique retail &  
cultural amenities



*Courtyard – East Building*



*Courtyard – Terrace*

Cloisters offers occupiers a unique proposition – it provides stunning workspaces from 1,000 sq ft upwards, with an uncompromising specification in a sanctuary of calm and tranquillity.

It comprises four connected buildings arranged around the courtyard – East, West, Gatehouse and St Luke's.



## Highlights

Secluded courtyard entrance

Fully fitted / Cat A suites

Conventional / Managed offerings

Communal terraces / Green wall

Building commissionaire

Bicycle racks / Shower facilities

Contemporary,  
considered spaces  
with biophilic  
design connecting  
the outside to  
the inside

The design blends the building's rich heritage with a modern aesthetic to create an environment where clarity and inspiration thrive.

Fitted suites offer open plan workstations, meeting rooms and ample breakout areas, with capacity for extra desks and meeting spaces.

Light-filled floors  
in the East building  
provide stylish &  
inspiring workspaces

# Ready for an occupier to seamlessly take their place

The available second and fourth floors in the East building offer generous, contemporary workspaces and feature considered design finishes.



4th Floor – East



2nd Floor – East



2nd Floor – East



2nd Floor – East



East Lobby

Thoughtfully  
curated workspace  
in the West building  
inspire collaboration  
and productivity





West Lobby



2nd Floor – West



2nd Floor – West



2nd Floor – West



2nd Floor – West

A high quality  
fit-out with all  
things considered

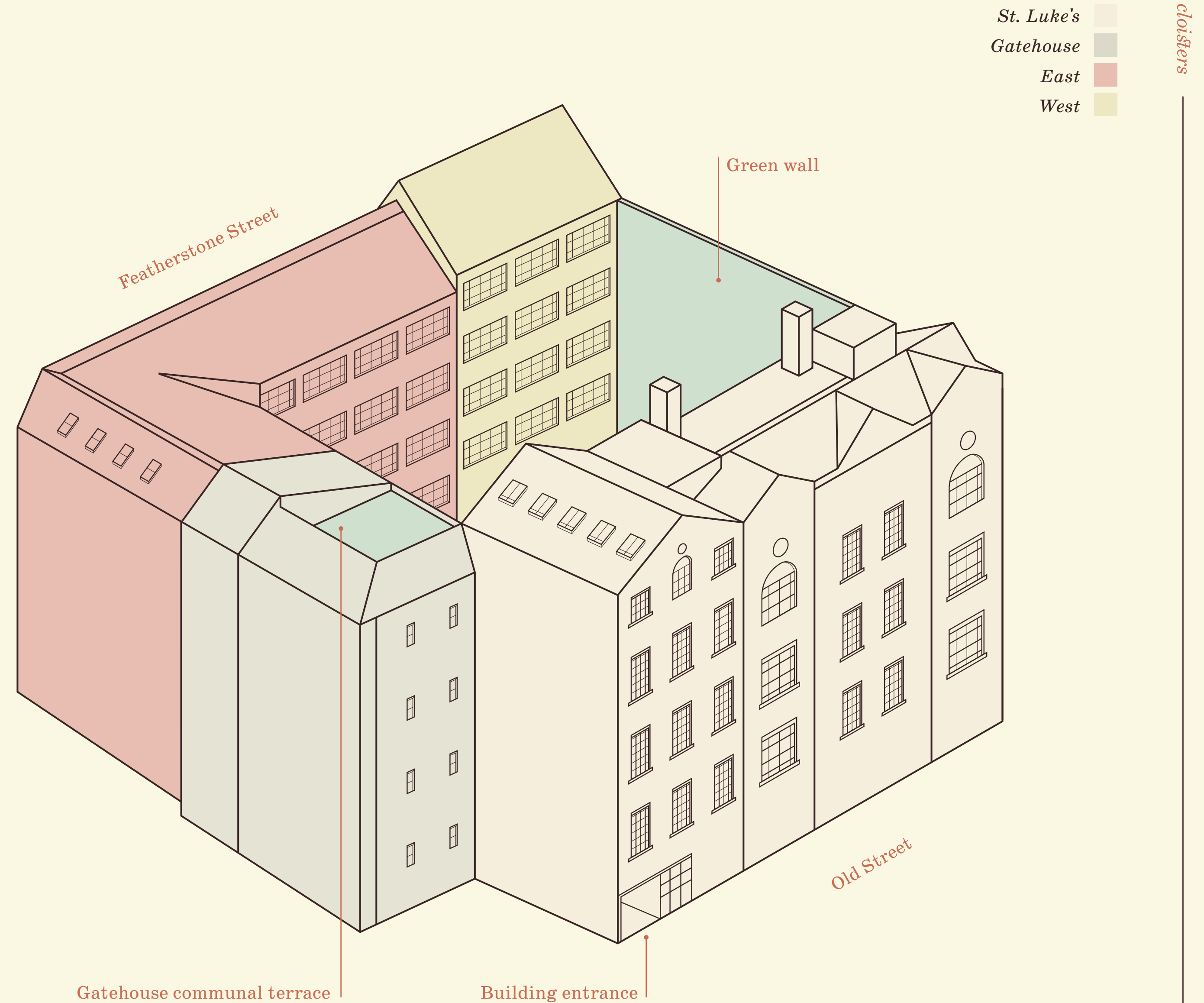
The available second floor West features a thoughtfully arranged layout with workstations, a meeting room, phone booth and breakout areas.

## Accommodation

Floor	Status	Sq Ft	Sq M
5th & 6th West	Under offer	2,268	211
4th East	Fully fitted	3,097	288
2nd East	Fully fitted	2,919	271
2nd West	Fully fitted	1,080	100
<b>Total</b>		<b>9,364</b>	<b>870</b>

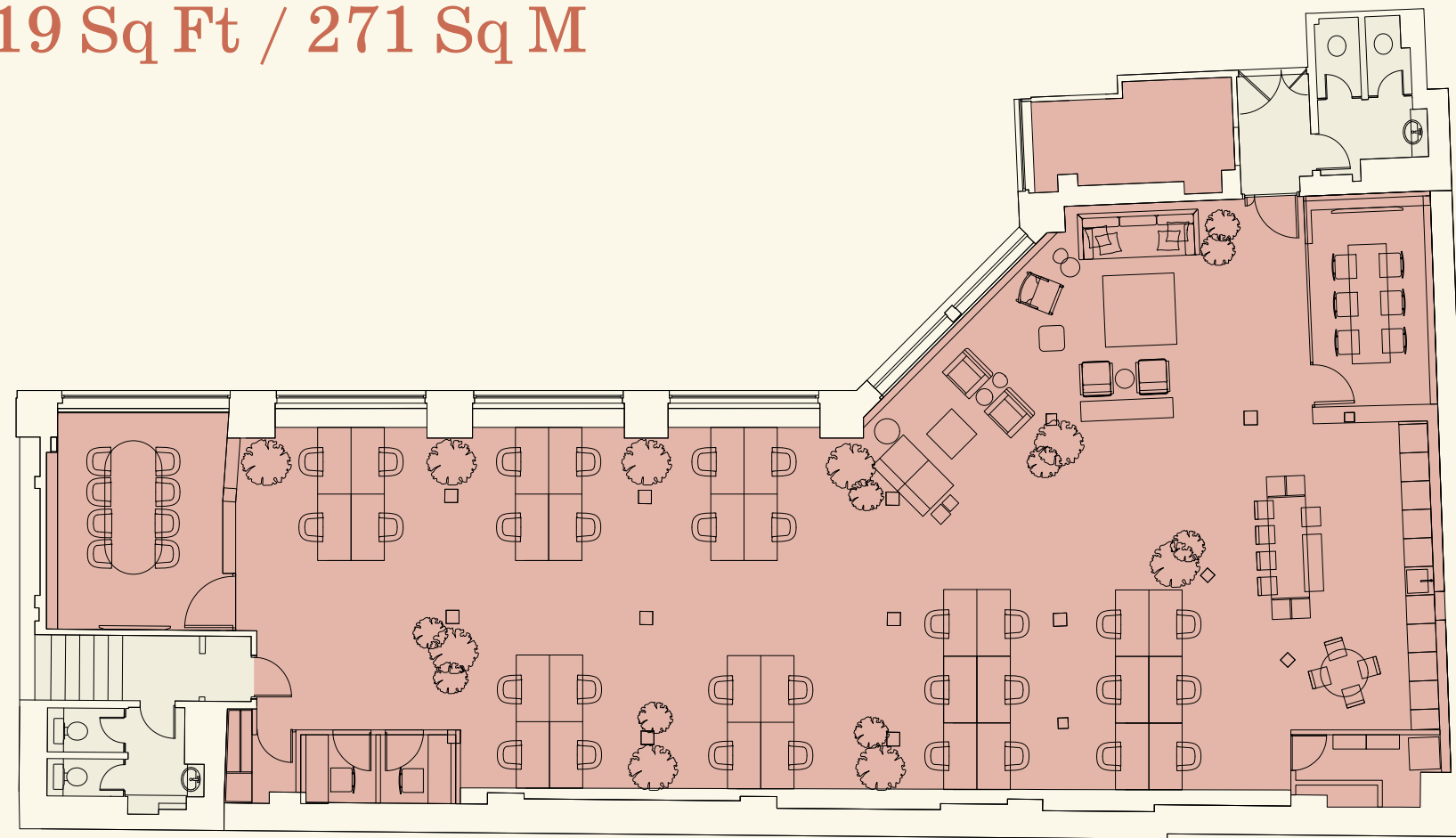
Cloisters provides a campus-style environment set back from the vibrant bustle of Old Street.

There are spacious communal roof terraces available to occupiers, and a green living wall enhancing the calming environment.



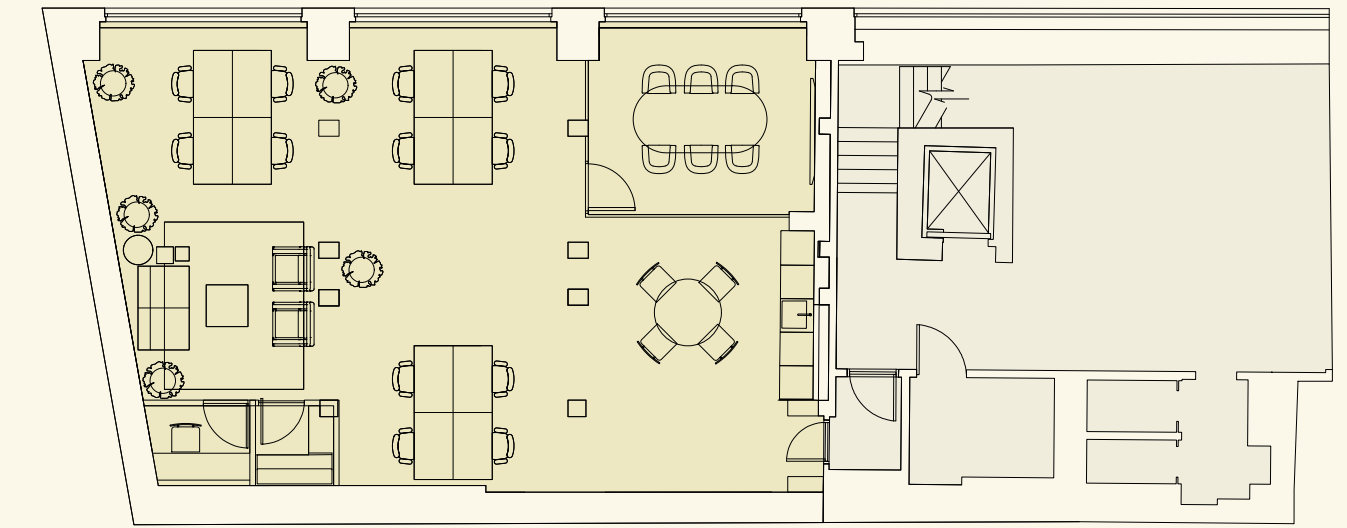
## Second East – 2,919 Sq Ft / 271 Sq M

Workstations	32
8 person meeting room	01
6 person meeting room	01
Phone booths	02
Kitchen breakout area	01
Lounge / breakout areas	02



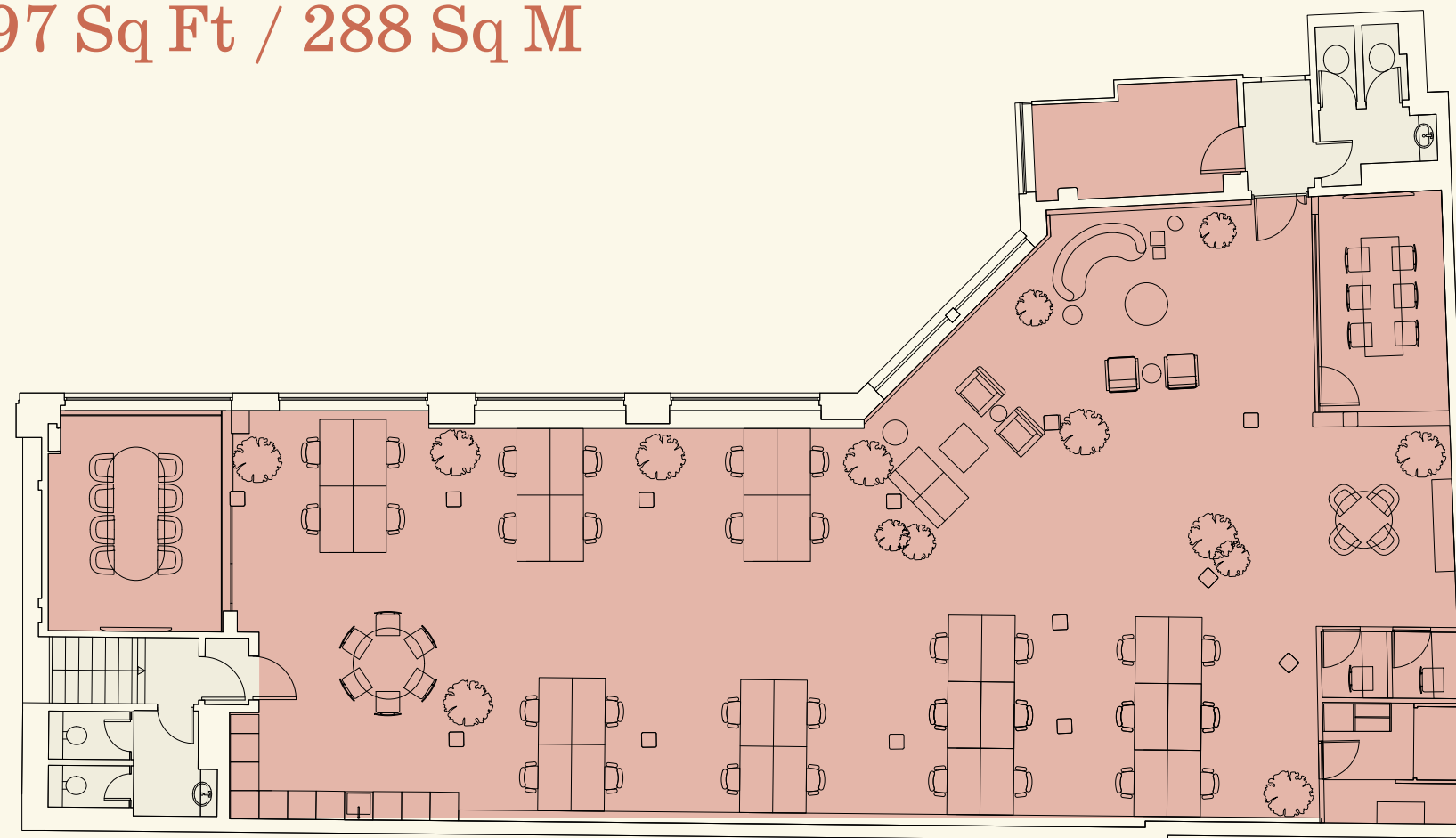
## Second West – 1,080 Sq Ft / 100 Sq M

Workstations	12
6 person meeting room	01
Phone booth	01
Teapoint breakout area	01
Lounge / breakout areas	01



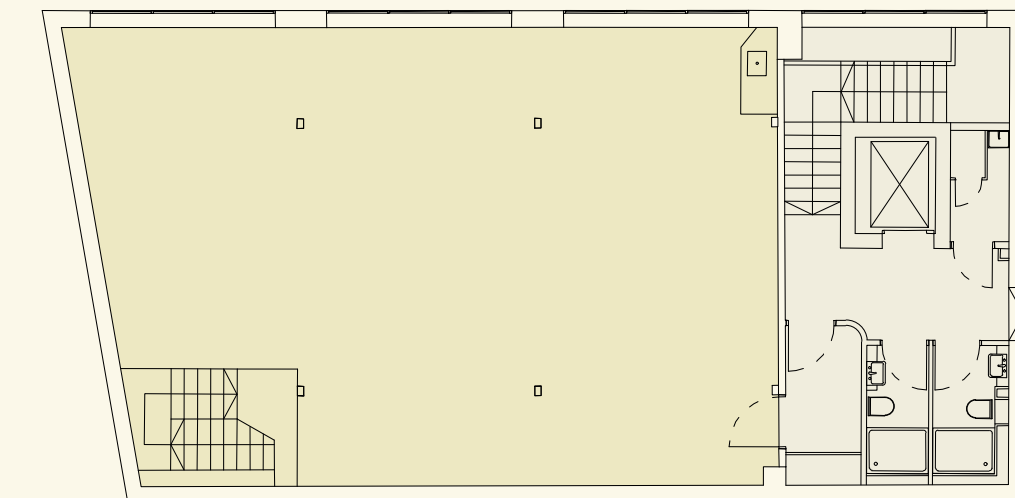
## Fourth East – 3,097 Sq Ft / 288 Sq M

Workstations	32
8 person meeting room	01
6 person meeting room	01
Phone booths	02
Kitchen breakout area	01
Lounge / breakout areas	02

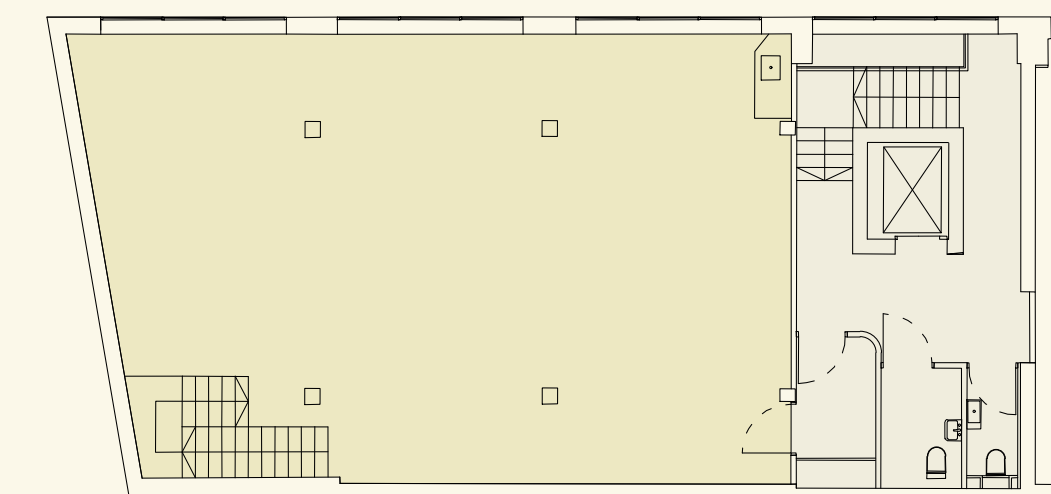


## Fifth & Sixth West (Duplex) – Under Offer

Sixth Floor



Fifth Floor



Floorplans not to scale. For indicative purposes only.

Office – East    Office – West    Core

Serata Hall / **morning** / Gymbox / Grind /

Gibney

addies /

Nightjar

**night**

Lulligan /

**noon**

Whitechapel

Market /

Pasta M

bican /

Tayér + Elementary / **and** / Gloria





*Pachamama East*



*Gibney's*



*Serata Hall*

With an extensive range of trendy bars, world renowned restaurants and bustling street markets offering tasty street eats – the choice is yours; morning, noon and night.

Old Street delivers an unrivalled amenity offering in rich and diverse surroundings



*Gloria*



*Whitecross Street Market*

# Step out and move with Old Street station on the doorstep

Connectivity from Old Street is excellent, providing links to London's major stations, as well as the Elizabeth Line making travel across London quick and easy.

While the recent redevelopment of Old Street roundabout provides a more pedestrian and cycle friendly commute.



## Journey Times

Old Street / 01 min



Moorgate / 02 mins



King's Cross / 05 mins



Bank / 06 mins



*Journey times in minutes. Source: TfL.*



## Restaurants

- Bone Daddies
- Serata Hall
- Cocotte
- Meatliquor
- Gloria
- Crudo Cevicheria
- Daffodil Mulligan
- Wagamama
- Hoxton Grill
- The Breakfast Club

## Bars / Cafés

- Nightjar
- Colours Hoxton
- Shoreditch Grind
- Nepa
- Ozone Coffee
- Old Fountain
- The Alchemist
- Gibney's London
- Gigi's Hoxton
- The Blues Kitchen

## Leisure

- Gymbox
- XOYO
- The Z Hotel
- Montcalm East
- The Hoxton
- Nobu
- Bounce
- Flight Club
- Junkyard Golf
- Virgin Active

## Further Information

### Terms

Upon application.

### Viewings

Strictly through the joint sole letting agents:



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07917 725 365

#### Andy Gilbert

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#### Monique Kelliher

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# cloisters.london

Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2024.

Designed & Produced by Cre8te – 020 3468 5760 – cre8te.london

