

196 Old Street

cloisters

London / EC1

gatehouse

west

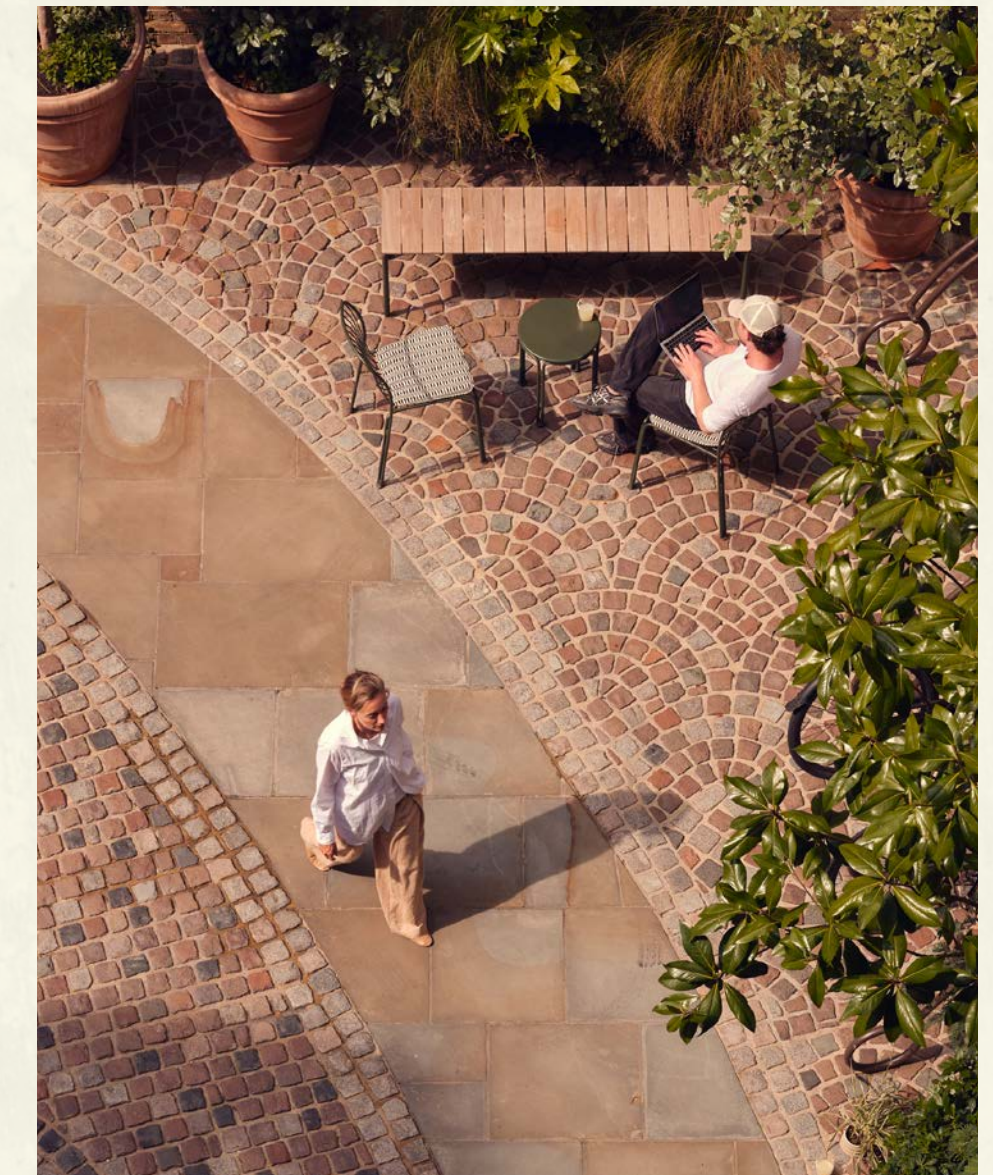
east

st. Luke's

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



Courtyard – East Building



cloisters

Courtyard

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

cloisters

Secluded courtyard entrance

Fully fitted / Cat A suites

Conventional / Managed offerings

Communal terraces / Green wall

Building commissioner

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

cloisters

east

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



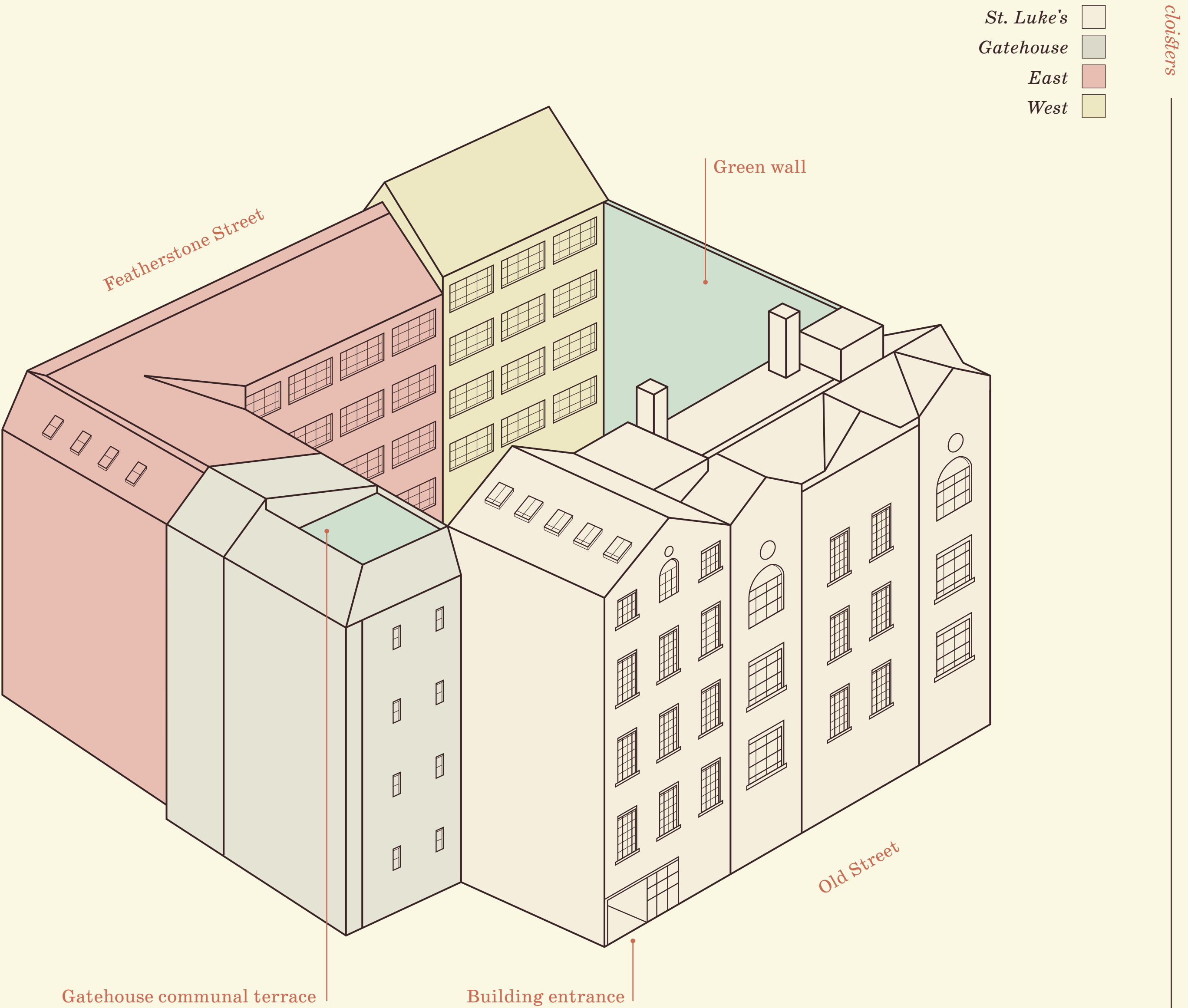
East Lobby

Accommodation

Floor	Status	Sq Ft	Sq M
5th & 6th West	Fully fitted	2,268	211
4th East (Let)	Fully fitted	3,097	288
2nd East	Fully fitted	2,919	271
2nd West (Let)	Fully fitted	1,080	100
Total Available		5,187	482

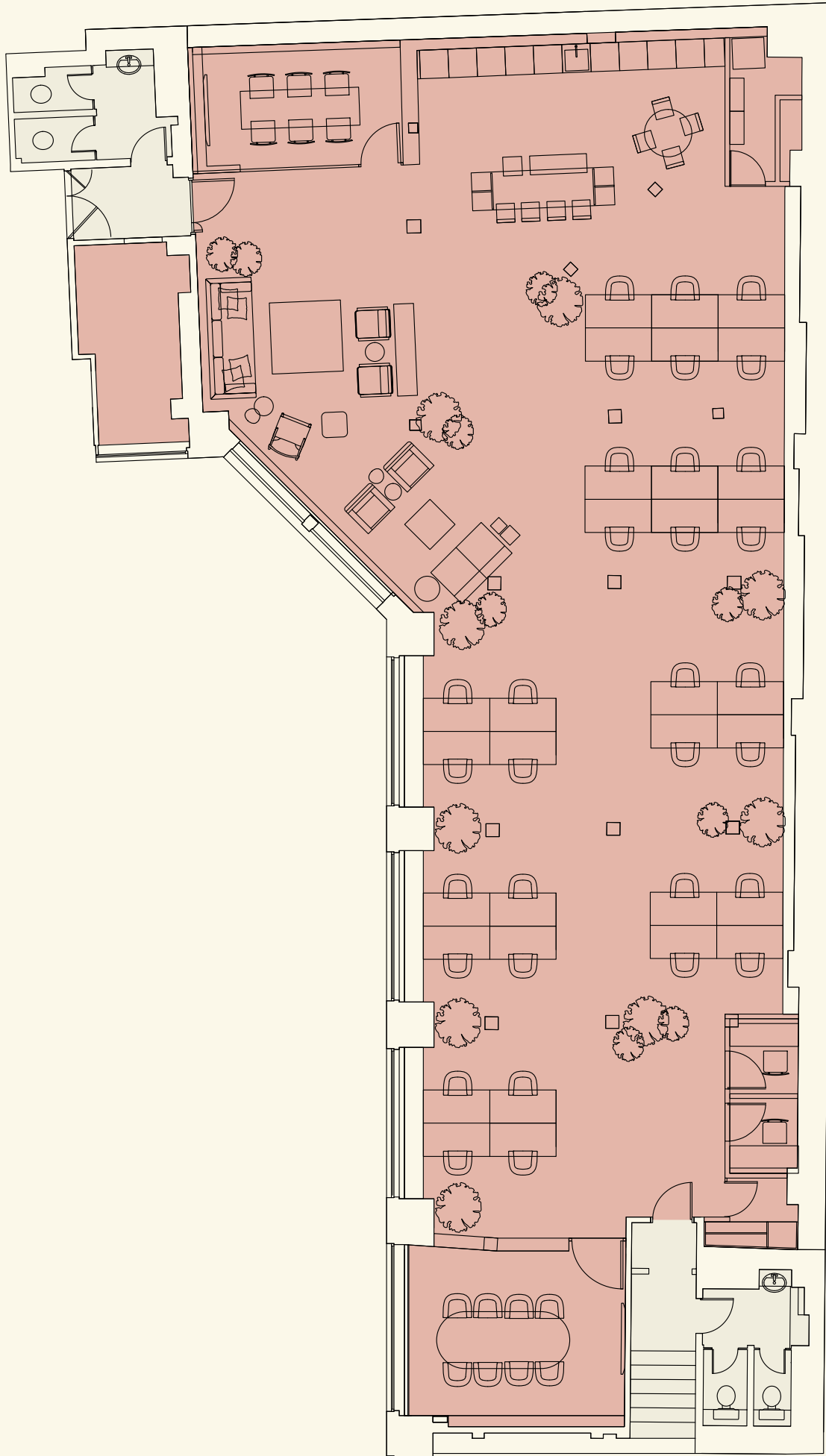
Cloisters provides a campus-style environment set back from the vibrant bustle of Old Street.

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



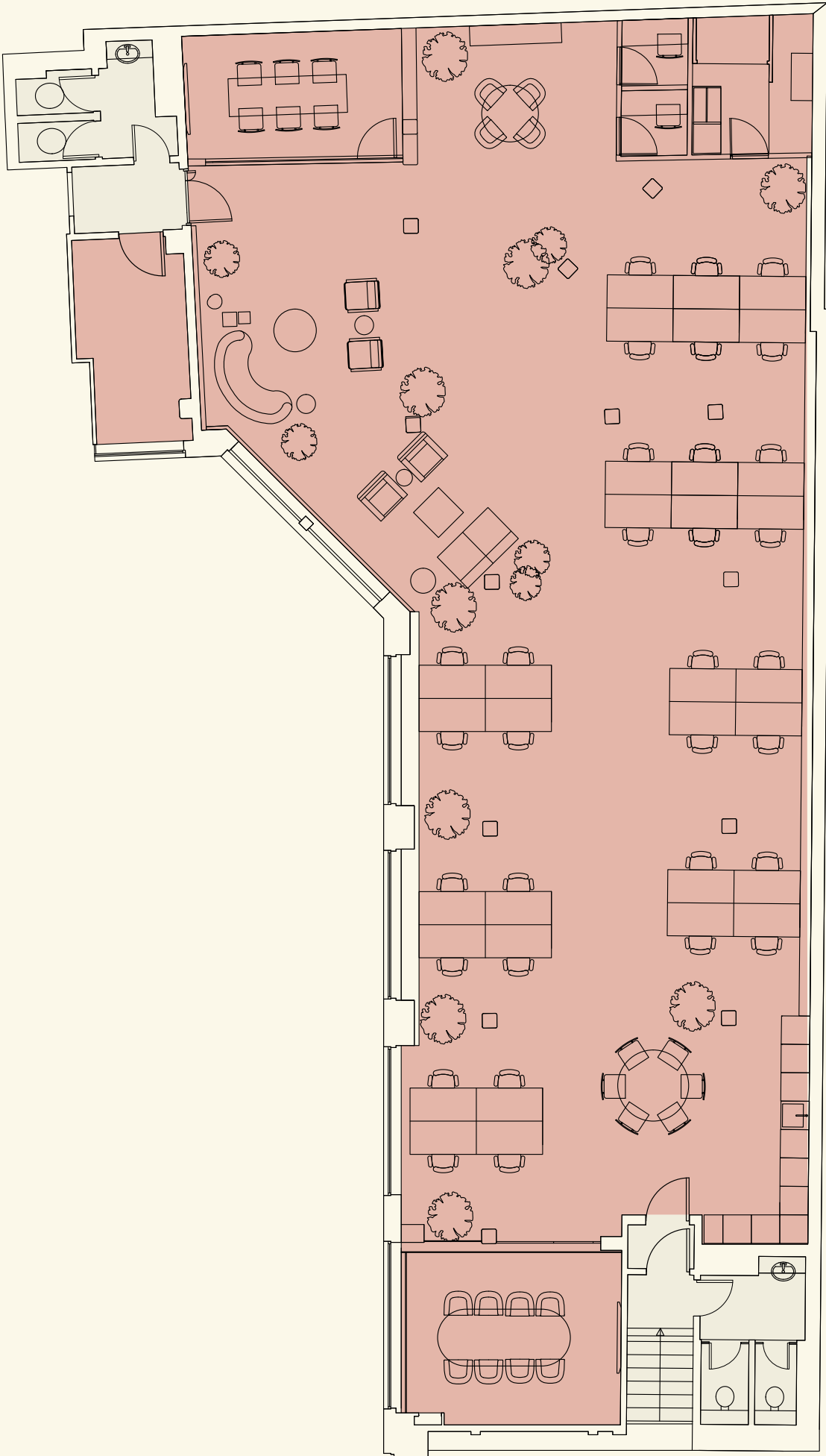
Second East – 2,919 Sq Ft / 271 Sq M


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



Fourth East – Let

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



N  Floorplans not to scale. For indicative purposes only.

 Office – East  Core

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

Gibney

addies /

Nightjar

McLligan /

Whitech

Market /

Pasta M

bican /

Tayér + Elementary / **pure** / Gloria

night

noon





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 St. Pancras	/ 05 mins	
Bank	/ 06 mins	

Journey times in minutes. Source: TfL.



Restaurants

1. Bone Daddies
2. Serata Hall
3. Cocotte
4. Meatliquor
5. Gloria
6. Crudo Cevicheria
7. Daffodil Mulligan
8. Wagamama
9. Hoxton Grill
10. The Breakfast Club

Bars / Cafés

11. Nightjar
12. Colours Hoxton
13. Shoreditch Grind
14. Nepa
15. Ozone Coffee
16. Old Fountain
17. The Alchemist
18. Gibney's London
19. Gigi's Hoxton
20. The Blues Kitchen

Leisure

21. Gymbox
22. XOYO
23. The Z Hotel
24. Montcalm East
25. The Hoxton
26. Nobu
27. Bounce
28. Flight Club
29. Junkyard Golf
30. Virgin Active

Further Information

Terms

Upon application.

Viewings

Strictly through the joint sole letting agents:



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Misrepresentations Act 1967 – Whist 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. February 2026.

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

