

41 Corsham Street // Old Street // London

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# THE CORSHAM

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22,000 – 48,585 Sq Ft // Unique Office Space

# POWER TO THE PEOPLE.

The Building 



A close-up photograph of a young woman with dark hair tied back, smiling broadly with her eyes crinkled. She is wearing a light-colored t-shirt. The background is blurred, showing what appears to be an office or workspace environment.

22,000 – 48,585 sq ft  
of outstanding, flexible  
workspace over ground  
and first floors – in an  
environment to inspire  
and get the most out  
of your team.

# PEOPLE FOCUSED.

The Corsham has been designed with today's businesses in mind.

Mindful that bringing people back to the office and retaining talent is key, the building offers two of the largest available floor plates in Old Street.

The light and open environment promotes wellbeing and productivity – along with the ability to create best-in-class end of journey facilities.



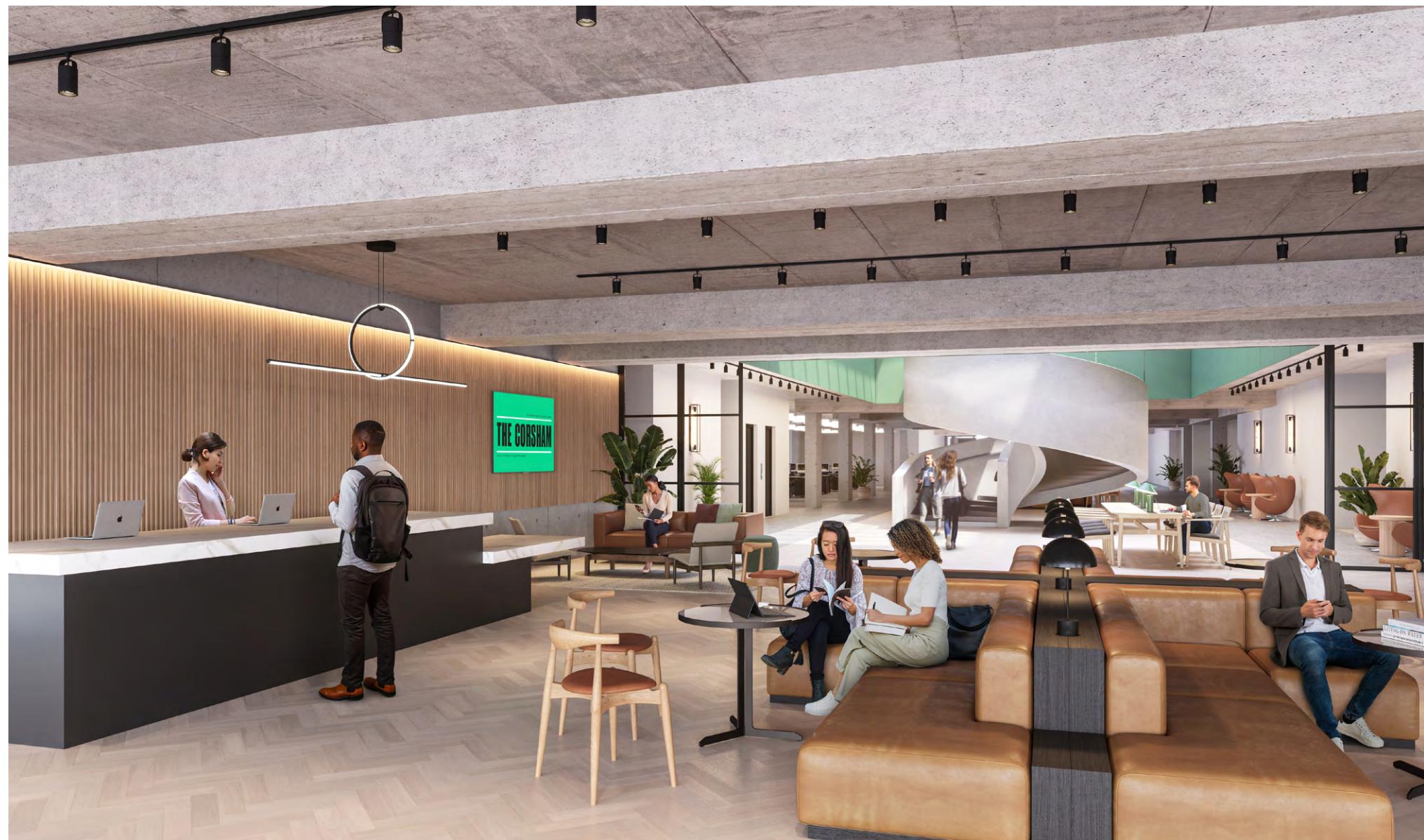
**HIGH PROFILE,  
TRIPLE HEIGHT  
GLAZED PROMINENT  
STREET ENTRANCES**



**48,585 SQ FT  
OF UNIQUE,  
SELF-CONTAINED  
OFFICE SPACE**



EXTERIOR FAÇADE 



RECEPTION CGI 



GROUND FLOOR CGI 

# SELF-CONTAINED. OPEN PLAN.

The floor plates are offered in shell and floor condition – with a landlord's contribution towards a Cat A fitout.

Featuring an architecturally designed interconnecting feature staircase – the space provides the perfect blank canvas to create a work space that works for your business.



## SHELL AND FLOOR



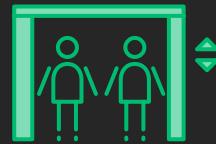
## LANDLORD'S CONTRIBUTION TOWARDS CATEGORY A FIT OUT



## PROMINENT SELF- CONTAINED STREET ENTRANCE



## UNIQUE GROUND FLOOR BRANDING OPPORTUNITY



## 1X 8 PERSON LIFT



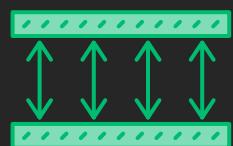
## ARCHITECTURALLY DESIGNED HELIX SPIRAL STAIRCASE TO 1ST FLOOR



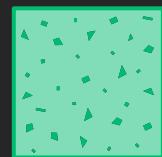
## FLOOR-TO-CEILING WINDOWS



## ABILITY TO CREATE END OF JOURNEY FACILITIES



SLAB TO SLAB CEILING  
HEIGHT OF 3,300 MM



EXPOSED CONCRETE &  
INDUSTRIAL STYLE FINISHES



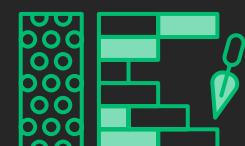
NEW FULLY ACCESSIBLE  
RAISED FLOOR



2X 6M HEIGHT CENTRAL  
atrium spaces



SET TO ACHIEVE BREEAM  
EXCELLENT RATING



BRICK & PUNCHED  
ALUMINIUM FAÇADE

# FOR THE PEOPLE.



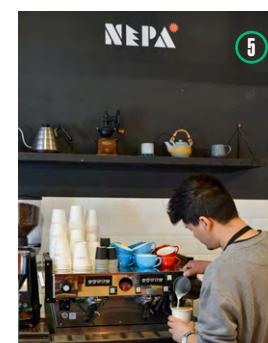
The Location 

Old Street, Hoxton and Shoreditch offer London's most celebrated social, cultural and retail offering.

# TAKE YOUR PICK.

Whether morning, noon or night – the area offers something for everyone.

The Bower next to Old Street roundabout features an eclectic mix of bars, restaurants and cafés. Whilst, nearby Hoxton Square also has a good mix of social spaces and provides an open space at the heart of the square – perfect to relax and unwind.



- ① PACHAMAMA EAST
- ② OZONE COFFEE
- ③ SARATA HALL
- ④ HONEST BURGER
- ⑤ NEPA



- 1 GLORIA
- 2 COCOTTE
- 3 HOXTON SQUARE
- 4 MEAT LIQUOR
- 5 SHOREDITCH GRIND
- 6 FRANZE & EVANS



# PEOPLE MOVERS.

It's easy to get around town, with Old Street station just a minute's walk from the building.

The transformation of Old Street roundabout will make it a more pedestrian and cycle friendly area, with a new public space in a peninsula around the station – as well as a new station entrance expected by spring 2023.

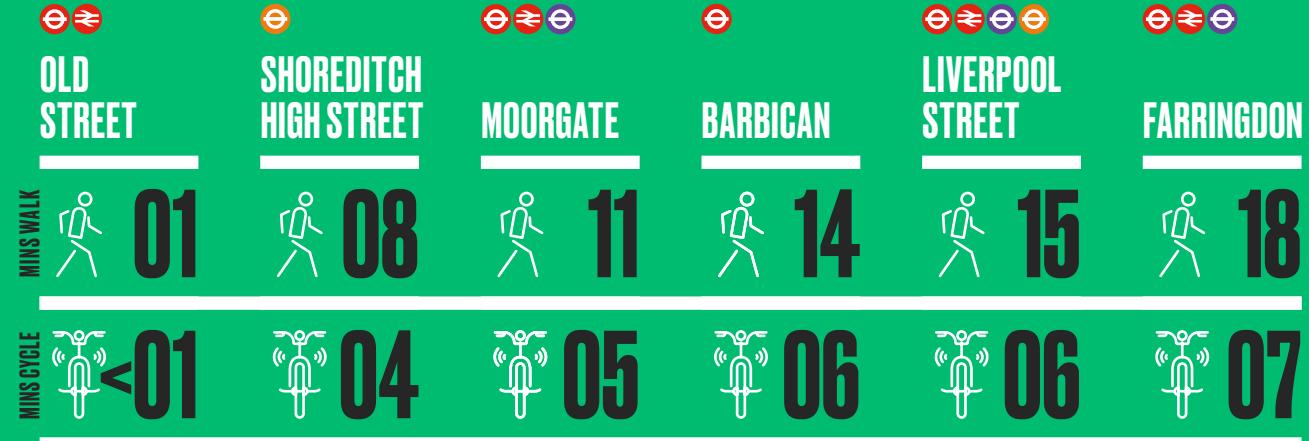
With the arrival of the Elizabeth line on May 24th at Liverpool Street station, this will further reduce travel times across London and beyond.



REDEVELOPMENT OF OLD STREET STATION 

# JOURNEY TIMES

From the building.



# ELIZABETH LINE

From Liverpool Street station.



Travel times sources tfl.gov.uk and crossrail.co.uk

# SPOILT FOR CHOICE.

## RESTAURANTS

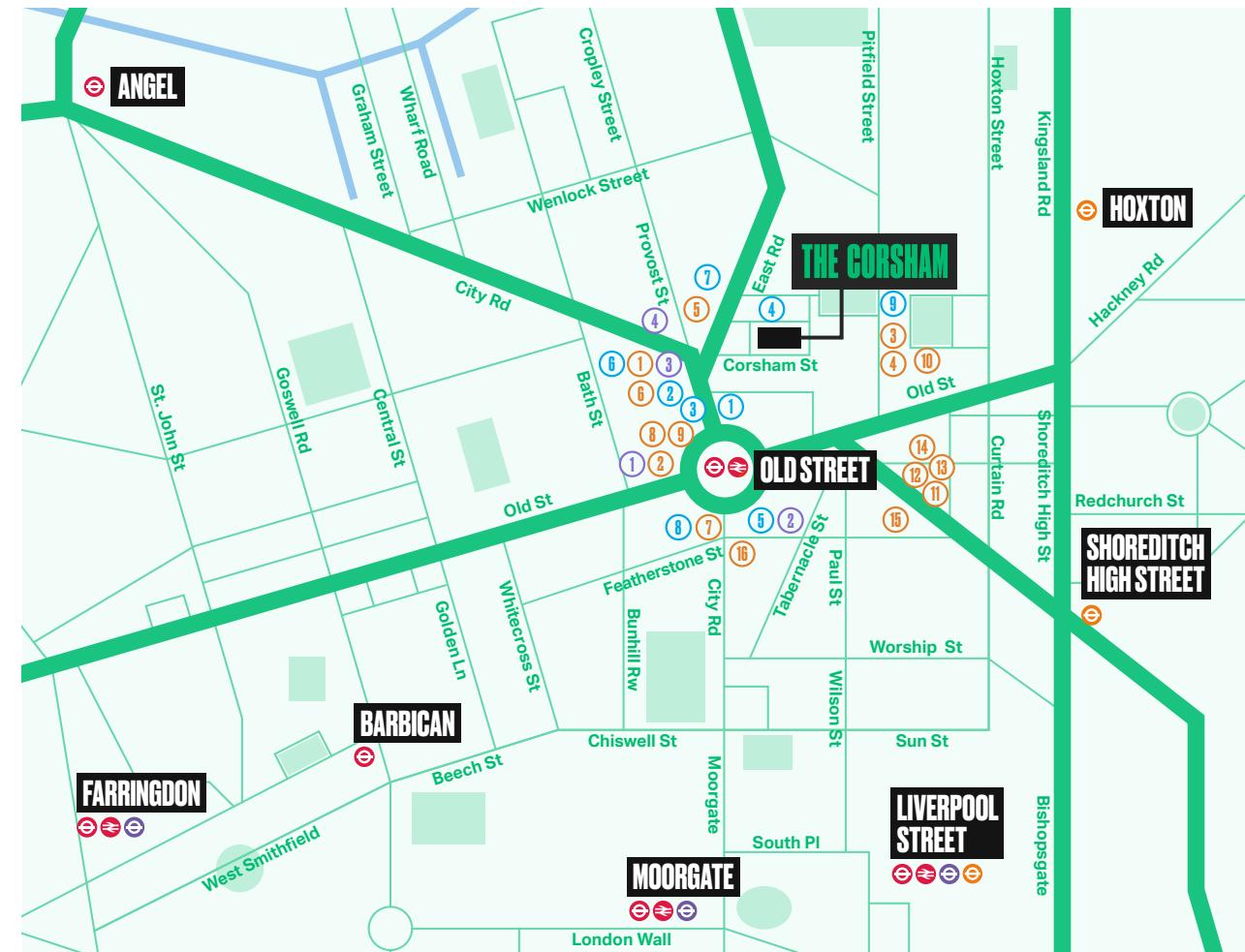
- 1 BONE DADDIES
- 2 SERATA HALL
- 3 COCOTTE
- 4 MEATLIQUOR
- 5 PIZZA UNION
- 6 CRUDO CEVICHERIA
- 7 DAFFODIL MULLIGAN
- 8 WAGAMAMA
- 9 HOXTON GRILL
- 10 THE BREAKFAST CLUB
- 11 GLORIA
- 12 BLACKLOCK
- 13 BUTCHIES
- 14 POPOLO
- 15 PACHAMAMA EAST
- 16 LANTANA

## BARS & CAFES

- 1 NIGHTJAR
- 2 BREWDOG
- 3 SHOREDITCH GRIND
- 4 NEPA
- 5 OZONE COFFEE
- 6 OLD FOUNTAIN
- 7 THE ALCHEMIST
- 8 GIBNEY'S LONDON
- 9 GIGI'S HOXTON

## LEISURE

- 1 GYMBOX
- 2 XOYO
- 3 THE Z HOTEL
- 4 MONTCALM EAST HOTEL



Adobe

inmarsat

FARFETCH

box

airbnb

monzo

amazon

TURNER

Linklaters

VICE

# HEAD COUNT.

The Space 



Large and flexible floor plates with split options mean – you can make the space work – the way you work.



FIRST FLOOR CGI 

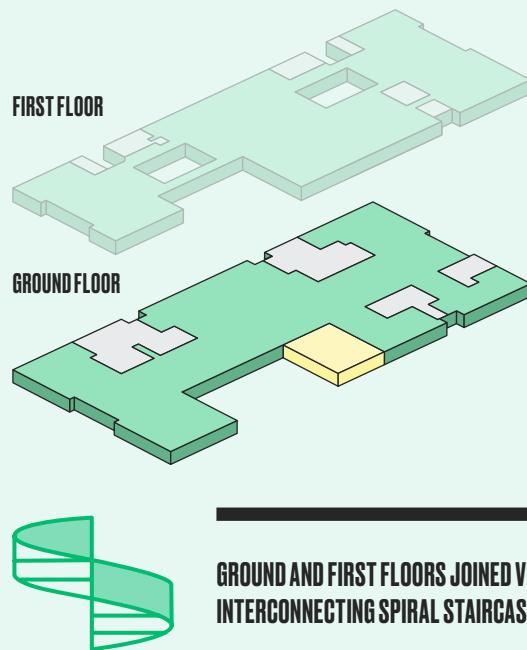
# GROUND FLOOR PLAN

**26,652 SQ FT / 2,476.1 SQ M**

**BIKES & SHOWERS: 1,227 SQ FT / 114 SQ M**



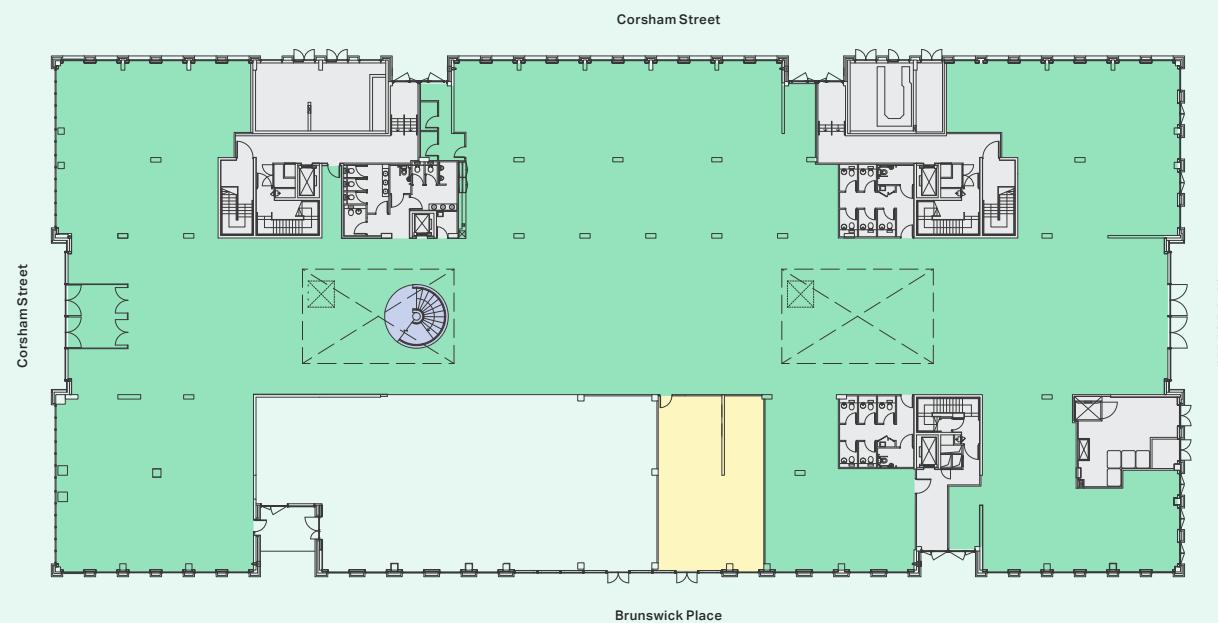
NORTH



**GROUND AND FIRST FLOORS JOINED VIA  
INTERCONNECTING SPIRAL STAIRCASE**

- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

Plans indicative only. Not to scale.

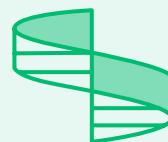
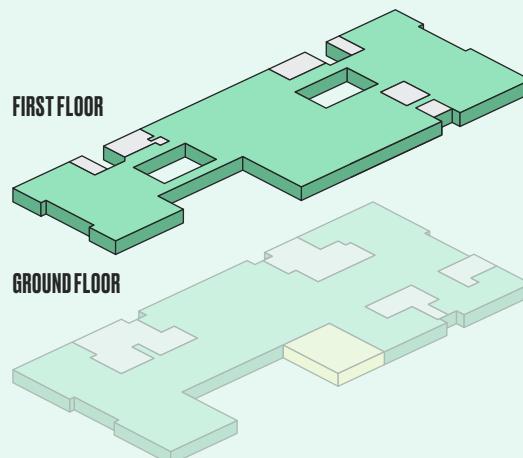


# FIRST FLOOR PLAN

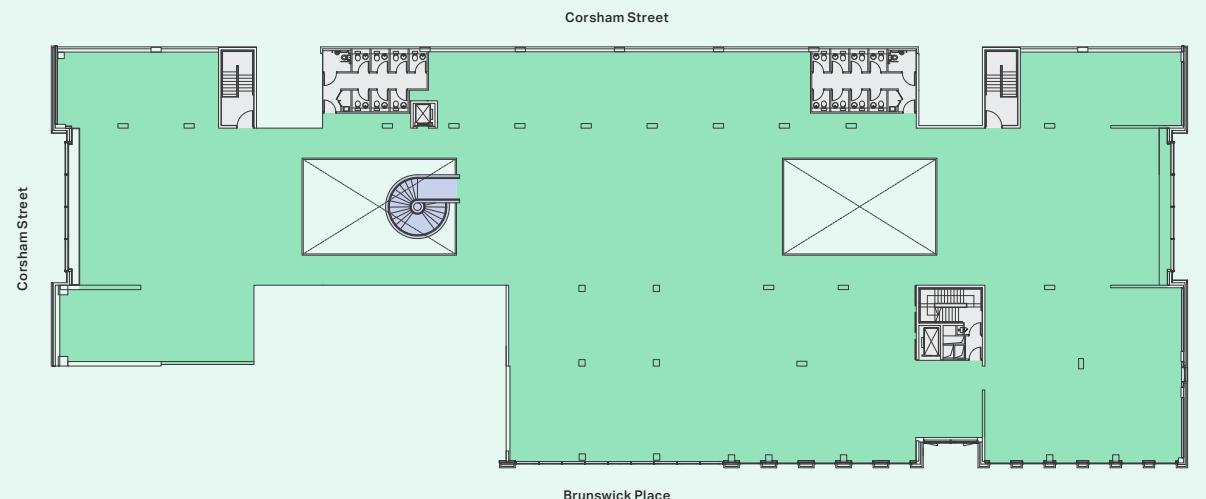
21,933 SQ FT / 2,037.6 SQ M



NORTH



GROUND AND FIRST FLOORS JOINED VIA  
INTERCONNECTING SPIRAL STAIRCASE



● Lettable Space

● Interconnecting Staircase

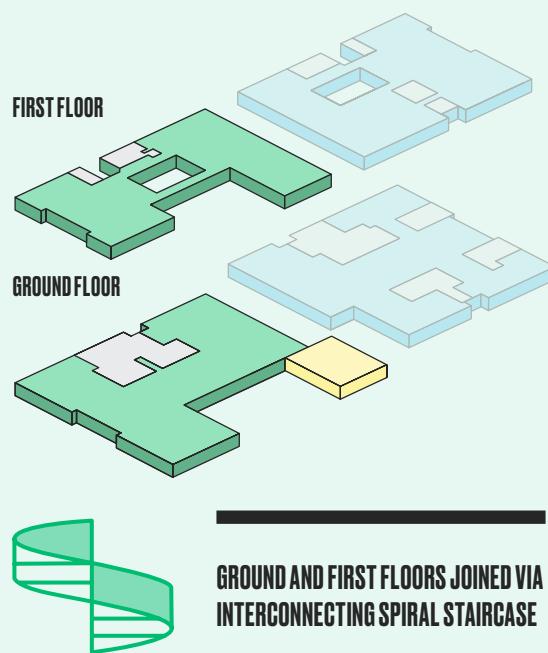
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# WEST SPLIT FLOOR PLANS

22,000 SQ FT / 2,044 SQ M



NORTH



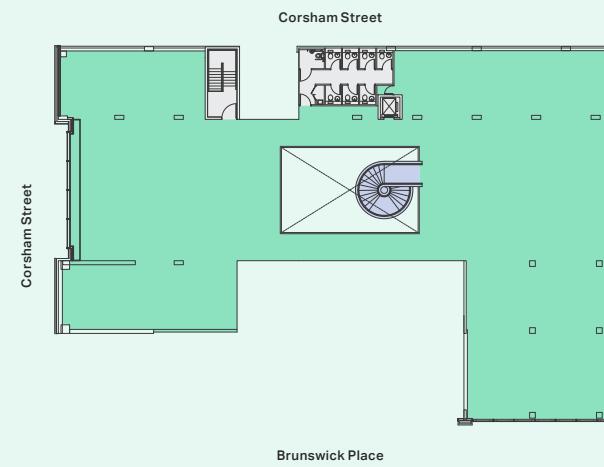
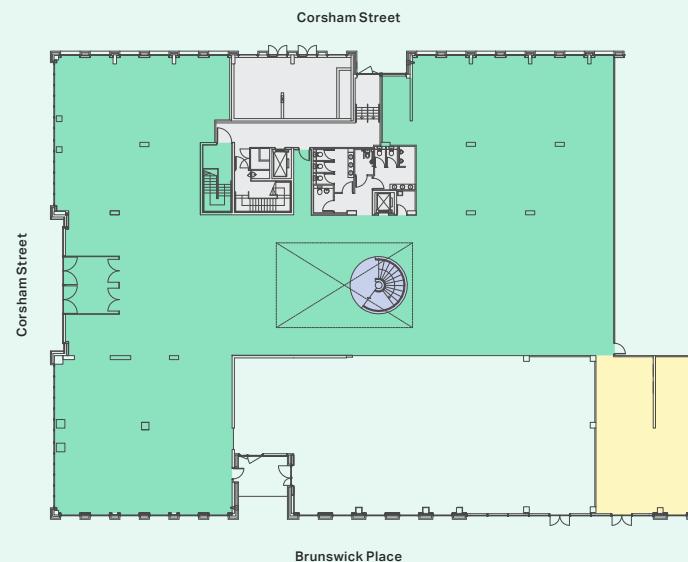
GROUND AND FIRST FLOORS JOINED VIA  
INTERCONNECTING SPIRAL STAIRCASE

- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

Plans indicative only. Not to scale.

GROUND  
12,420 SQ FT / 1,154 SQ M

FIRST  
9,580 SQ FT / 890 SQ M

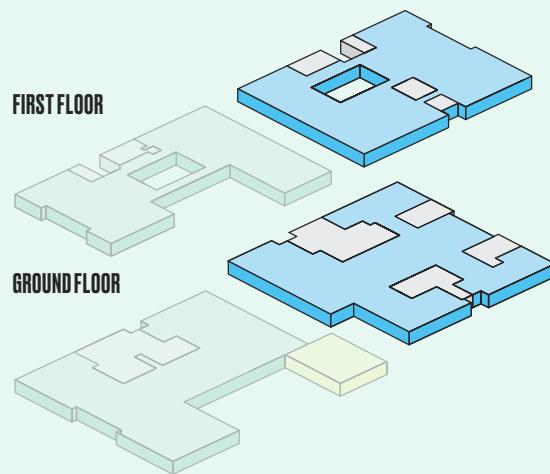


# EAST SPLIT FLOOR PLANS

**25,263 SQ FT / 2,347 SQ M**

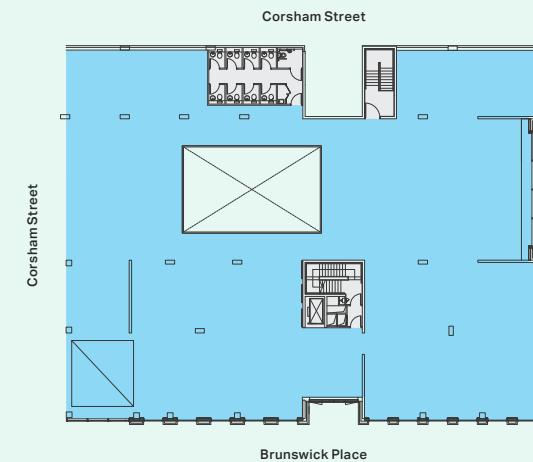


NORTH



**GROUND**  
**13,982 SQ FT / 1,299 SQ M**

**FIRST**  
**11,281 SQ FT / 1,048 SQ M**



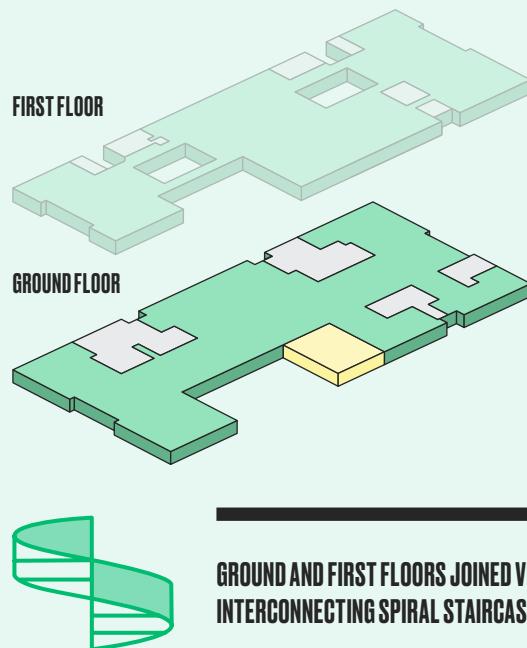
- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

Plans indicative only. Not to scale.



FIRST FLOOR CGI 

# GROUND FLOOR SPACE PLAN



- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

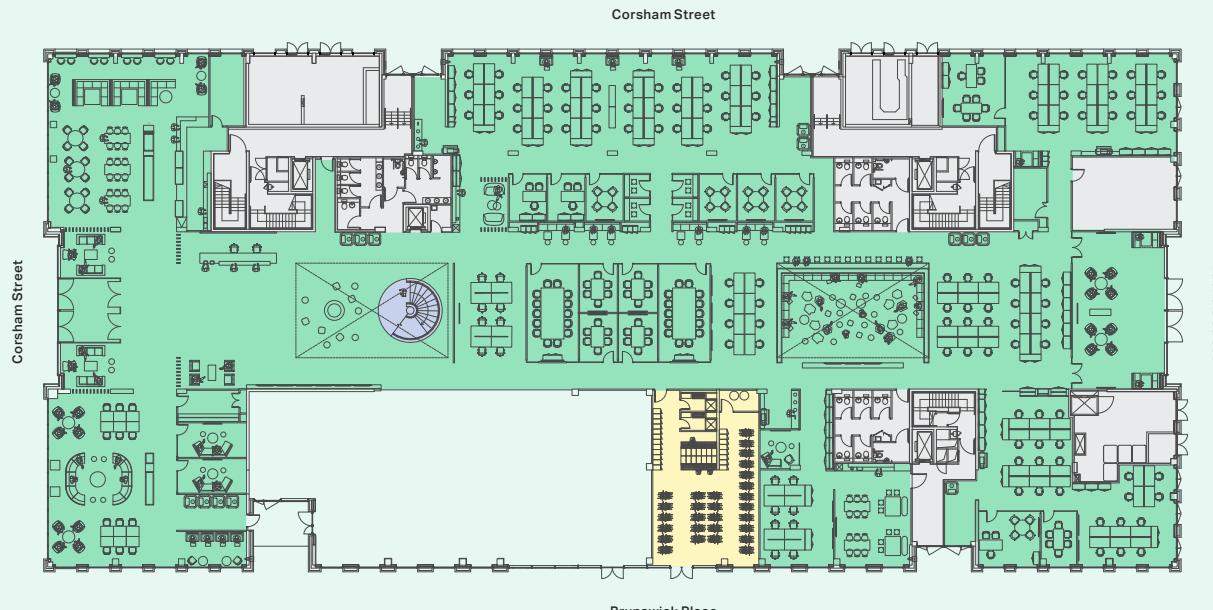
Plans indicative only. Not to scale.

## LOW DENSITY FIT OUT 26,652 SQ FT / 2,476.1 SQ M

BIKES & SHOWERS 1,227 SQ FT / 114 SQ M

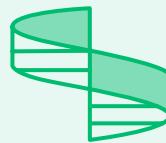
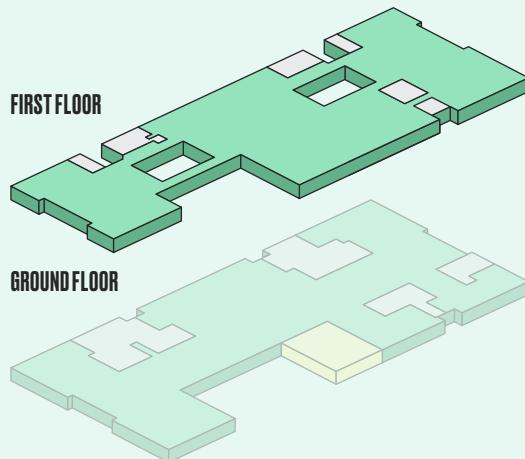


NORTH



Open Plan Desks	104	V/C Pods	4
Open Plan Hot Desks	16	Telephone Pods	13
1 Person Offices	4	Café Area	1
Various Size Meeting Rooms	11	Refreshment & Breakout	1
Large Co-working Lounge	1	Refreshment Point	1
V/C Rooms	2	Reception	1
Townhall/ Presentation Area	1	Waiting Areas	3
Informal Touchdown Areas	6	<b>Total Occupancy</b>	<b>124</b>
Huddle Area	1	<b>Alternative Working Positions</b>	<b>30+</b>
4 Person Booth	1		

# FIRST FLOOR SPACE PLAN



GROUND AND FIRST FLOORS JOINED VIA  
INTERCONNECTING SPIRAL STAIRCASE

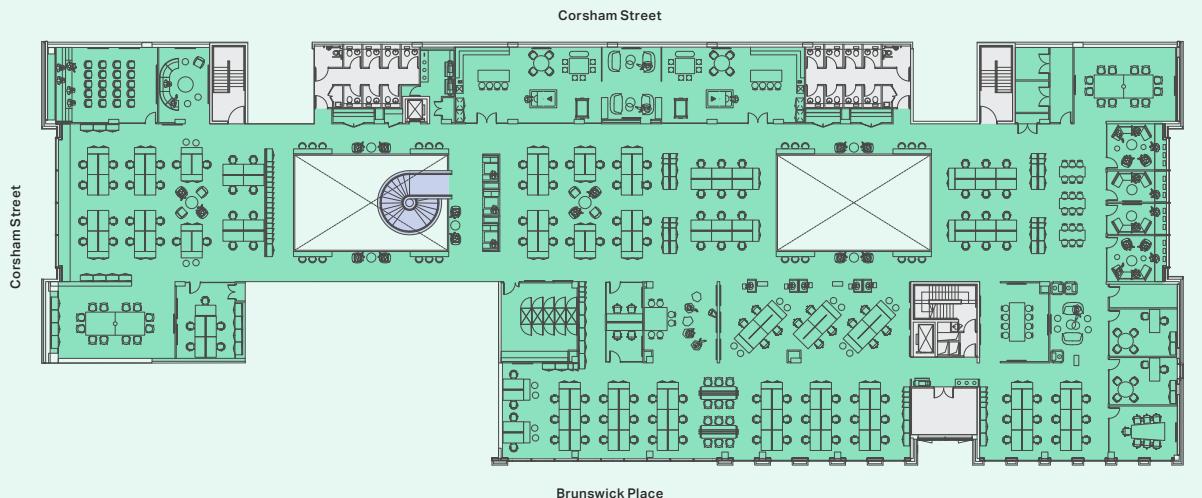
- Lettable Space
- Interconnecting Staircase

Plans indicative only. Not to scale.

LOW DENSITY FIT OUT  
21,933 SQ FT / 2,037.6 SQ M

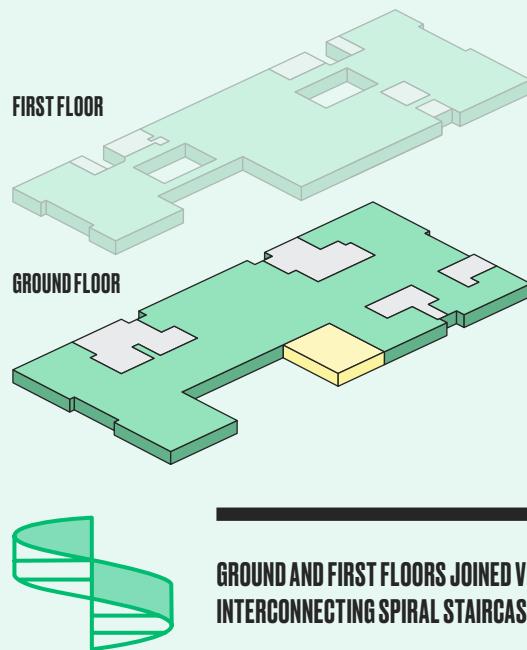


NORTH



Open Plan Desks	124	Informal Touchdown Areas	7
Open Plan Hot Desks	12	Team Work Areas	3
5 Person Office	1	4 Person Booths	3
1 Person Offices	2	Telephone Pods	3
V/C Rooms	5	Refreshment & Breakout	1
Lounge Rooms	2	<b>Total Occupancy</b>	<b>143</b>
Presentation Room	1	<b>Alternative Working Positions</b>	<b>70+</b>
Collaboration Working Areas	4		

# GROUND FLOOR SPACE PLAN



- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

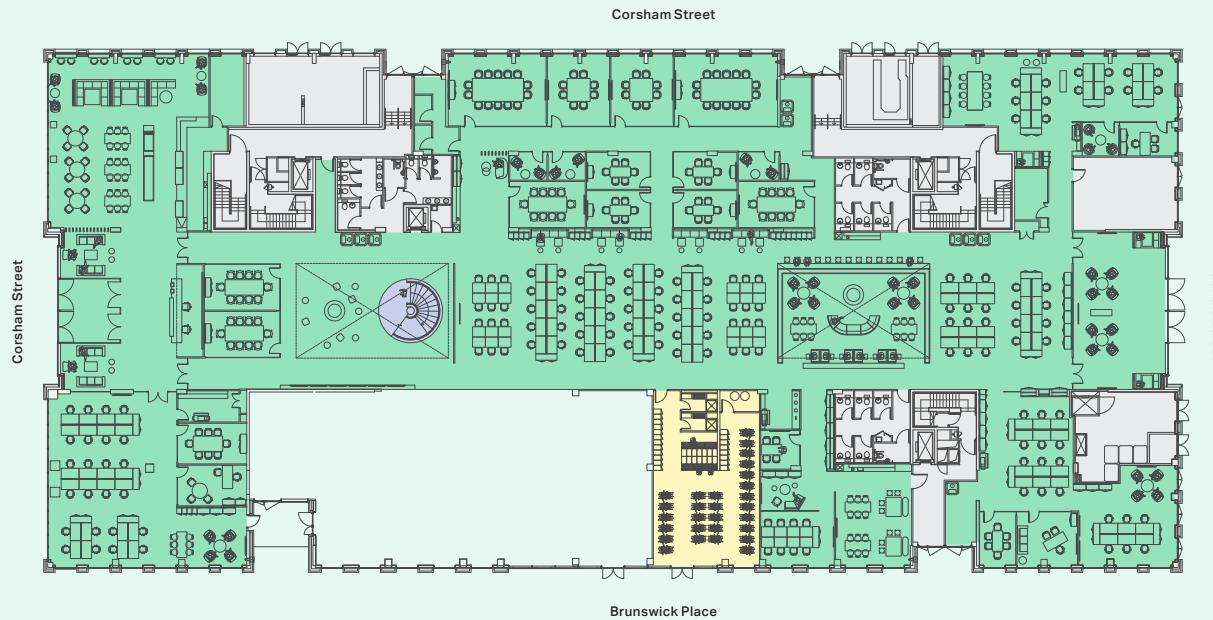
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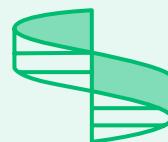
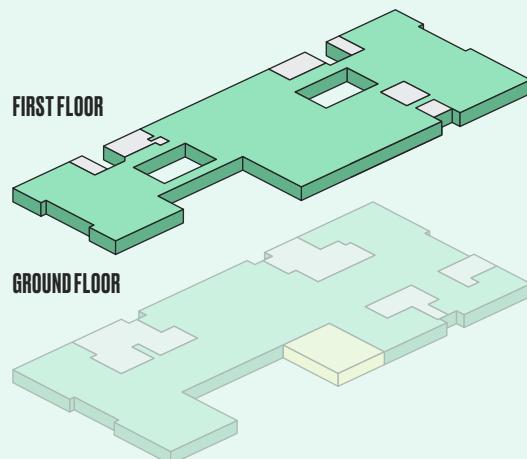


NORTH



Open Plan Desks	116	4 Person Booths	3
Open Plan Hot Desks	32	Telephone Pods	9
1 Person Offices	3	Café Area	1
Various Size Meeting Rooms	18	Refreshment & Breakout	1
Large Co-working Lounge	1	Refreshment Points	2
Collaboration Working Areas	2	Reception	1
Team Work Area	1	Waiting Areas	2
Informal Touchdown Areas	6	<b>Total Occupancy</b>	<b>152</b>
Huddle Area	1	Alternative Working Positions	40+

# FIRST FLOOR SPACE PLAN



GROUND AND FIRST FLOORS JOINED VIA  
INTERCONNECTING SPIRAL STAIRCASE

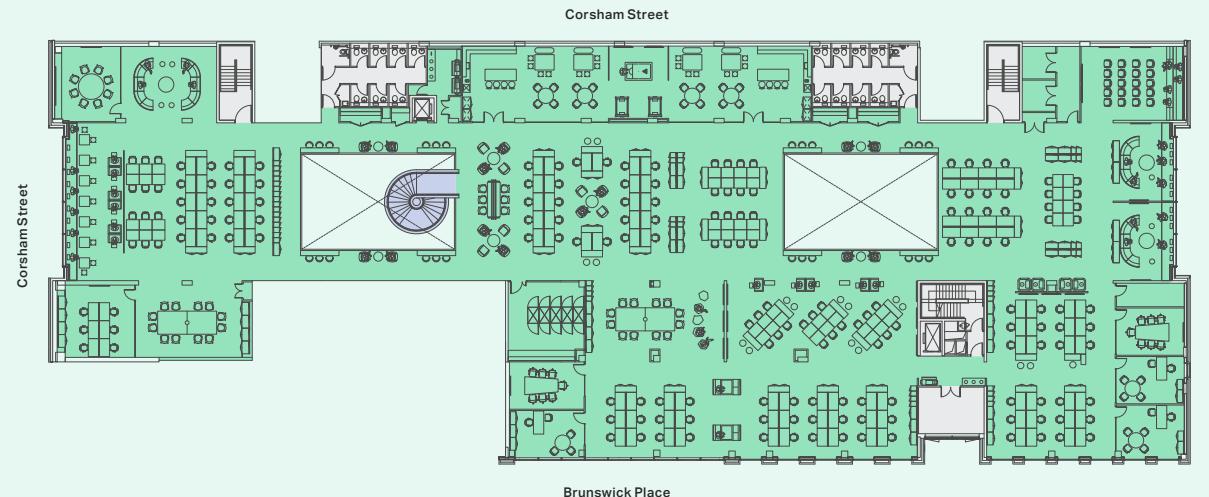
- Lettable Space
- Interconnecting Staircase

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## HIGH DENSITY FIT OUT 21,933 SQ FT / 2,037.6 SQ M



NORTH



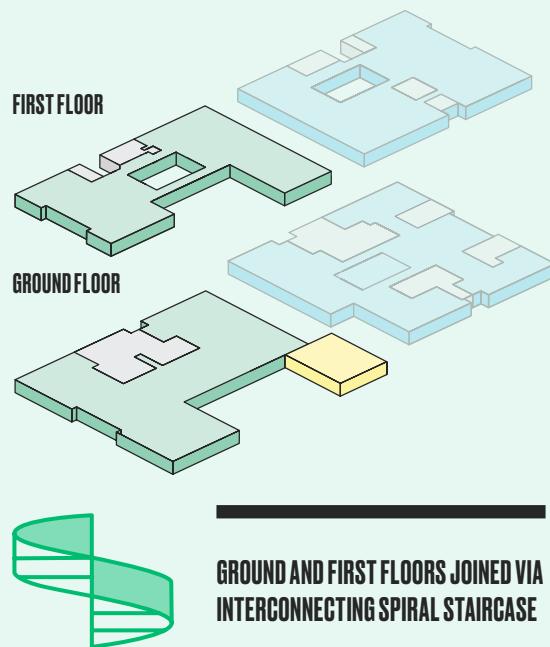
Open Plan Desks	114	Informal Touchdown Areas	5
Open Plan Hot Desks	54	22 Person Quiet Area	1
6 Person Offices	1	4 Person Booths	2
1 Person Offices	3	Telephone Pods	4
30 Person Conference Room	1	Refreshment & Breakout	1
8 Person Meeting Room	1	<b>Total Occupancy</b>	<b>177</b>
V/C Rooms	2	<b>Alternative Working Positions</b>	<b>70+</b>
Collaboration Working Areas	6		

# INDICATIVE SPLIT SPACE PLANS

22,000 SQ FT / 2,044 SQ M



NORTH



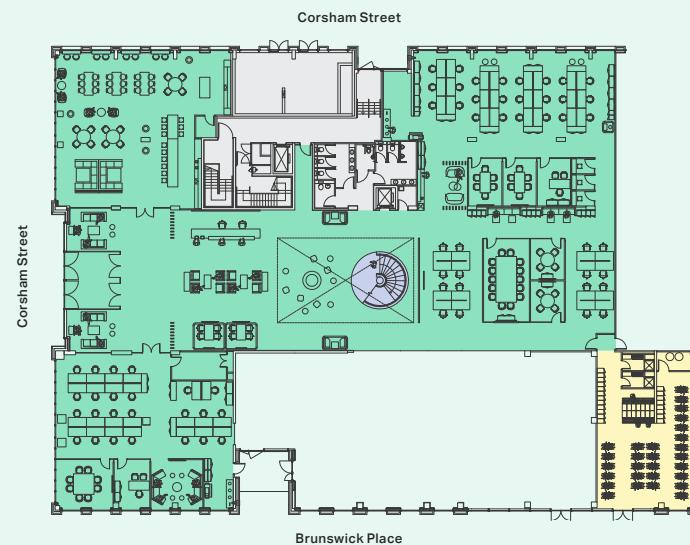
GROUND AND FIRST FLOORS JOINED VIA  
INTERCONNECTING SPIRAL STAIRCASE

- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

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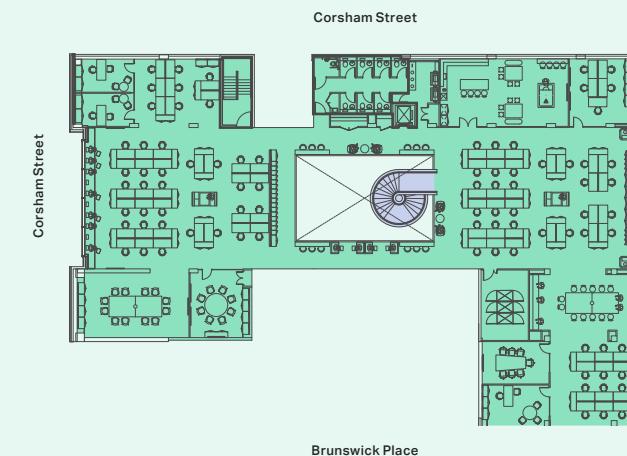
## GROUND

12,420 SQ FT / 1,154 SQ M



## FIRST

9,580 SQ FT / 890 SQ M



Open Plan Desks	48	V/C Pods	3
Open Plan Hot Desks	16	Telephone Pod	1
1 Person Offices	2	Refreshment & Breakout	1
Various Size Meeting Rooms	6	Reception	1
Team Work Area	1	Waiting Area	1
Informal Touchdown Areas	3	<b>Total Occupancy</b>	<b>156</b>
Meeting Pods	4	<b>Alternative Working Positions</b>	<b>50+</b>

Open Plan Desks	80	Telephone Pods	2
1 Person Offices	3	Refreshment & Breakout	1
5 Person Meeting Room	1	<b>Total Occupancy</b>	<b>156</b>
V/C Room	1	<b>Alternative Working Positions</b>	<b>50+</b>
Collaboration Working Areas	2		
Informal Touchdown Areas	2		
4 Person Booths	2		

# FIND OUT MORE NOW.

## TERMS

Upon application.

## VIEWINGS

Strictly through joint sole letting agents.



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