

# BENTIMA HOUSE

Old Street EC1

4,552 - 14,103 sq ft  
Fitted Offices To Let



Ever wanted to time travel?  
Take a virtual tour of the space

# TIME FOR A CHANGE

Originally home to an English clock maker, Bentima House has now evolved to offer exciting, contemporary Grade A workspace. The building is in an unrivalled location, just a minute's walk from the Old Street roundabout and the heart of Shoreditch.

If you're looking for a new home that has it all, you've come to the right place. With 14,103 sq ft of high quality workspace available, we have spaces to suit a range of occupiers.

Available either fitted or CAT A

WiredScore certified

Communal roof terrace

Up to 500MB dedicated lease COLT fibre line

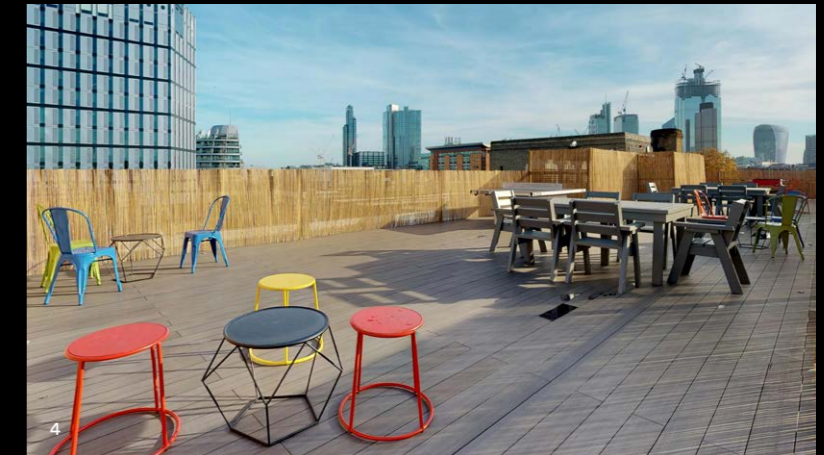
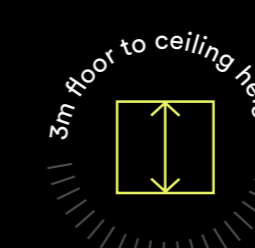
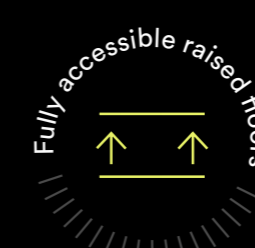
# TICKING ALL THE BOXES

The second you walk through the door a stylish Art Deco inspired reception awaits, complemented by modern design touches.

All the floors are finished to a high specification, with the upper floors benefitting from a high quality office fit-out. The floors are available in Cat B existing condition or can be taken in CAT A, if required.



1\_ Reception  
2\_ Demise WC & Shower  
3\_ 7th Floor  
4\_ Terrace



# TAKE TIME OUT

Our stunning roof terrace with views towards the City core – provides tenants with a space to think, relax and play (on our outdoor ping-pong table).



The fitted floors offer everything required for the modern business, with largely open plan configurations.

If time isn't on your side, the spaces are ready for immediate occupation.

# SPACES TO GET THE COGS TURNING

Inspiring workspaces to enjoy spending time in. The floors offer an environment where teams can collaborate and thrive, whilst being geared towards productivity and creativity.



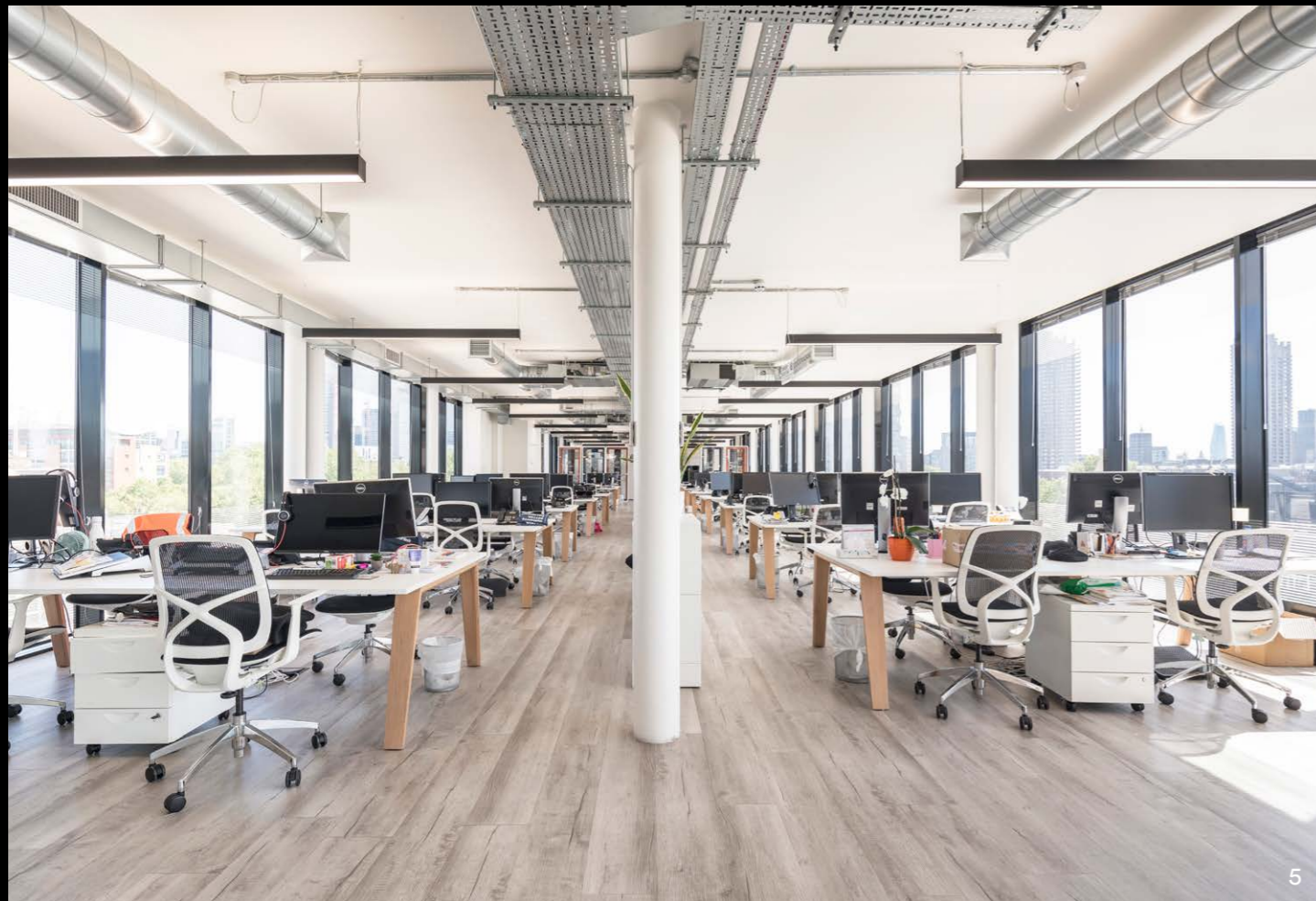
- 1 \_ 6th Floor Kitchen
- 2 \_ 7th Floor
- 3 \_ 7th Floor (pre fit-out)
- 4 \_ 7th Floor



# TIME TO CHOOSE

FLOOR	FIT OUT	SQ FT	SQ M
7th	CAT B	4,552	422.9
6th	CAT B	4,552	422.9
5th	CAT B	4,999	464.4
<b>TOTAL</b>		<b>14,103</b>	<b>1,310.2</b>

5 \_ 7th Floor

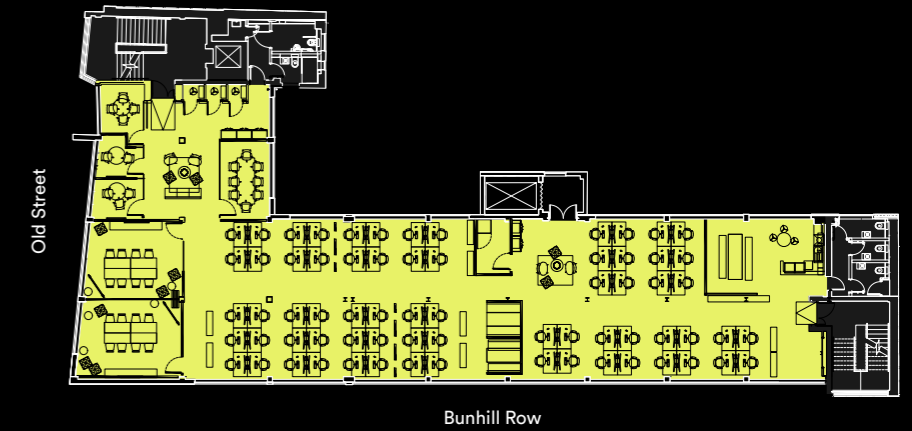


## THE PLANS

### 5TH FLOOR – EXISTING LAYOUT 4,999 Sq Ft / 464.4 Sq M

Open plan desks	68
8 person meeting rooms	3
4 person meeting room	1
3 person meeting room	1
2 person meeting room	1
Tea point/breakout area	1
Breakout areas	4

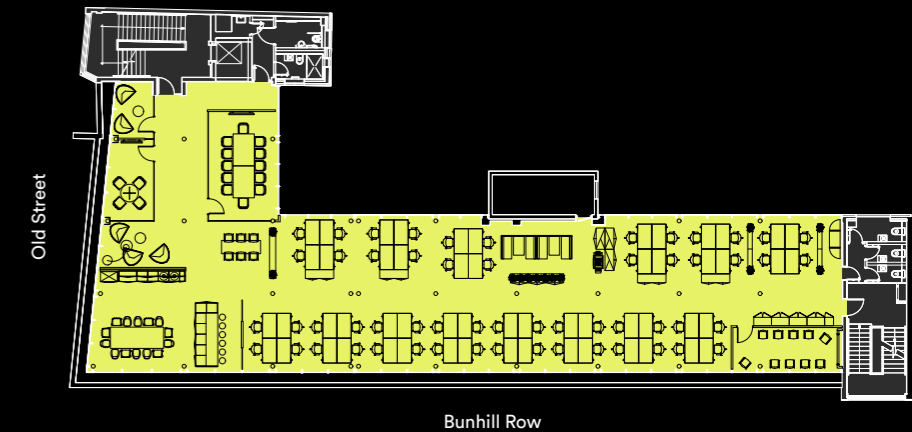
**Total occupancy** 68  
**Occupancy ratio** 1:6.9 Sq M



### 6TH FLOOR – EXISTING LAYOUT 4,552 Sq Ft / 422.9 Sq M

Open plan desks	56
12 person meeting room	1
4 person meeting room	1
2 person meeting room	1
Mediation room	1
Tea point/breakout area	1

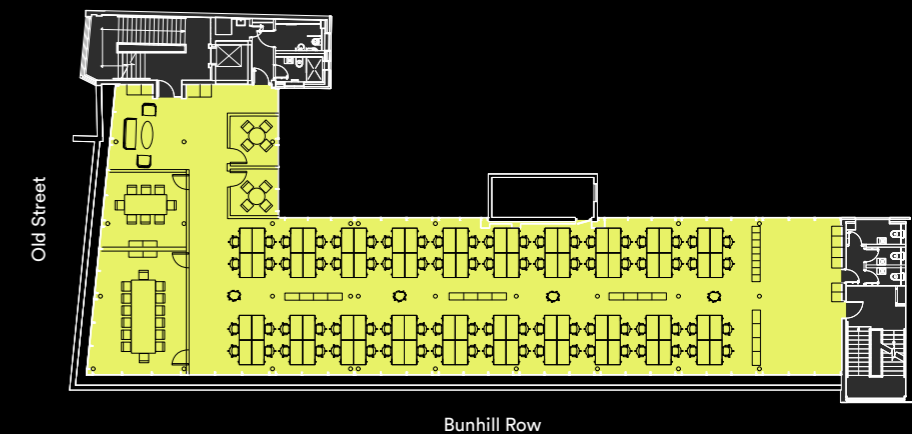
**Total occupancy** 56  
**Occupancy ratio** 1:7.6 Sq M



### 7TH FLOOR – EXISTING LAYOUT 4,552 Sq Ft / 422.9 Sq M

Open plan desks	80
14 person meeting room	1
8 person meeting room	1
4 person meeting rooms	2
Breakout area	1

**Total occupancy** 80  
**Occupancy ratio** 1:5.5 Sq M



● Office ○ Core

For indicative purposes only. Not to scale.







- 1\_ Honest Burgers
- 2\_ Luca
- 3\_ Franzé & Evans
- 4\_ Whitecross Street Market



- 5\_ Look Mum No Hands
- 6\_ The Modern Pantry
- 7\_ Enoteca Da Luca
- 8\_ Passo

# MORNING, NOON & NIGHT



Old Street is a destination filled with amenities ahead of their time.

- Lively bars? Tick
- Tasty street food? Tick
- Innovative restaurants? Tick
- Great coffee spots? Tick

There is no better location.



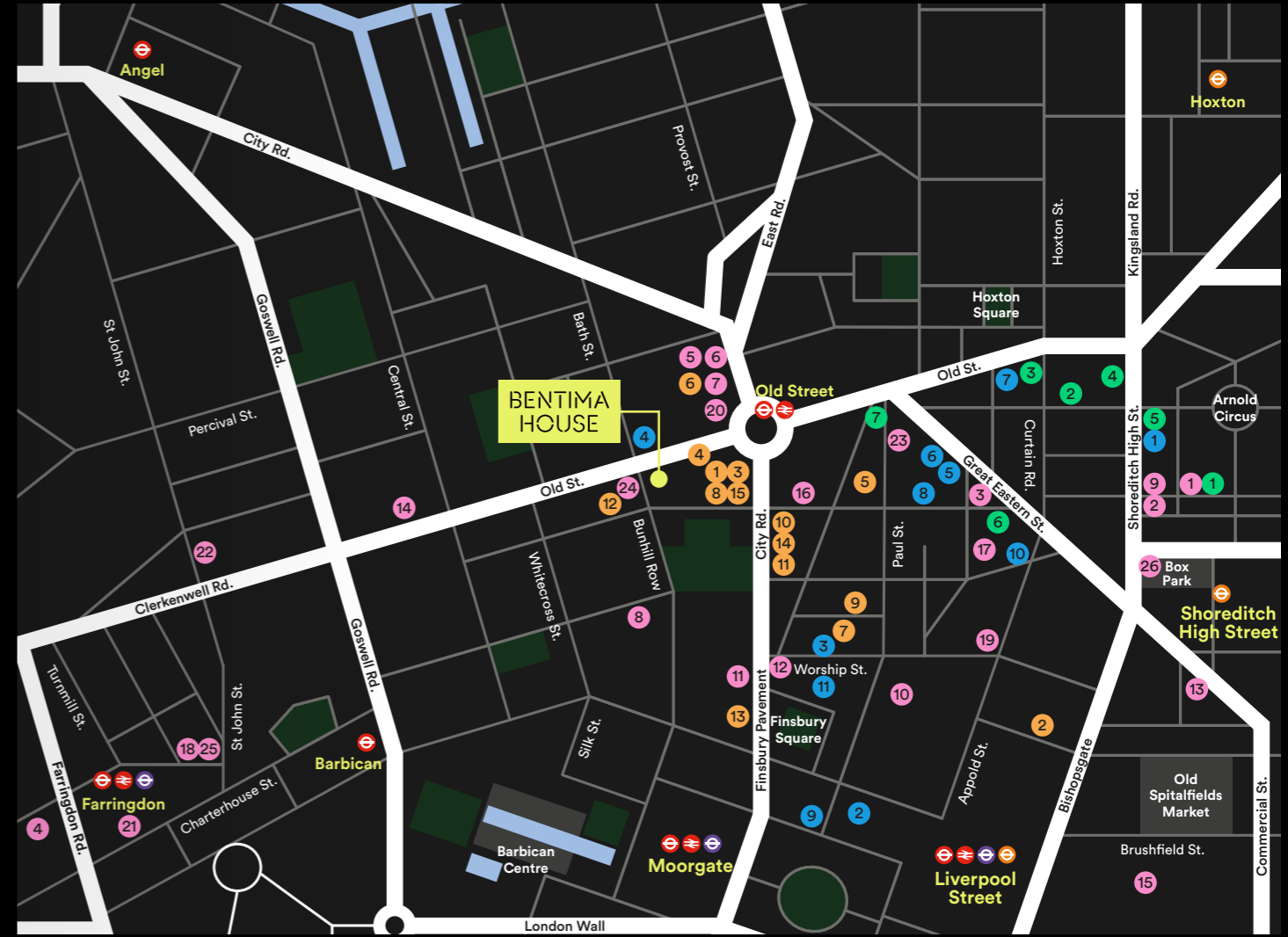
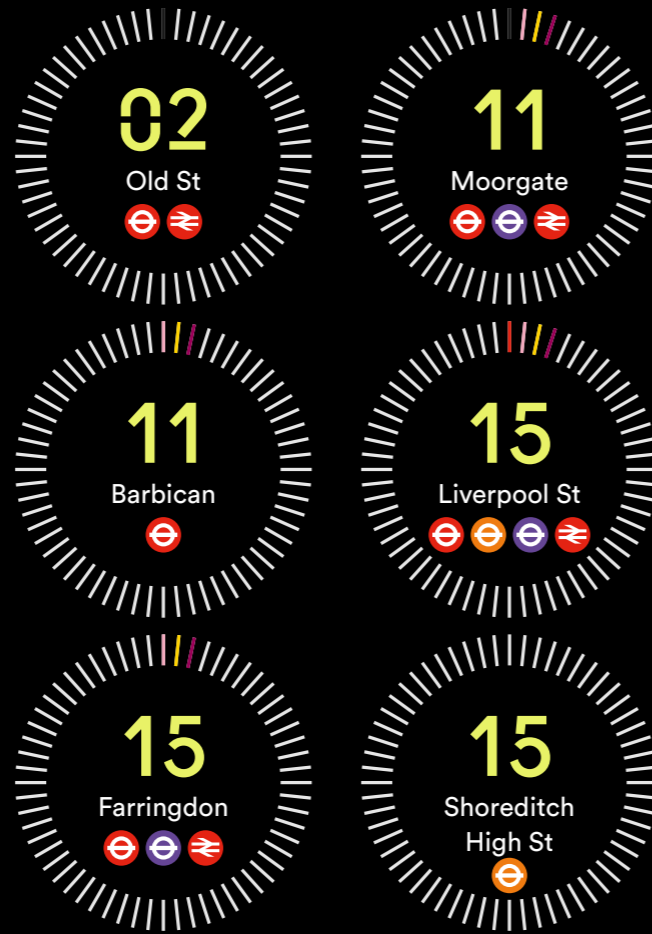


# RIGHT ON TIME

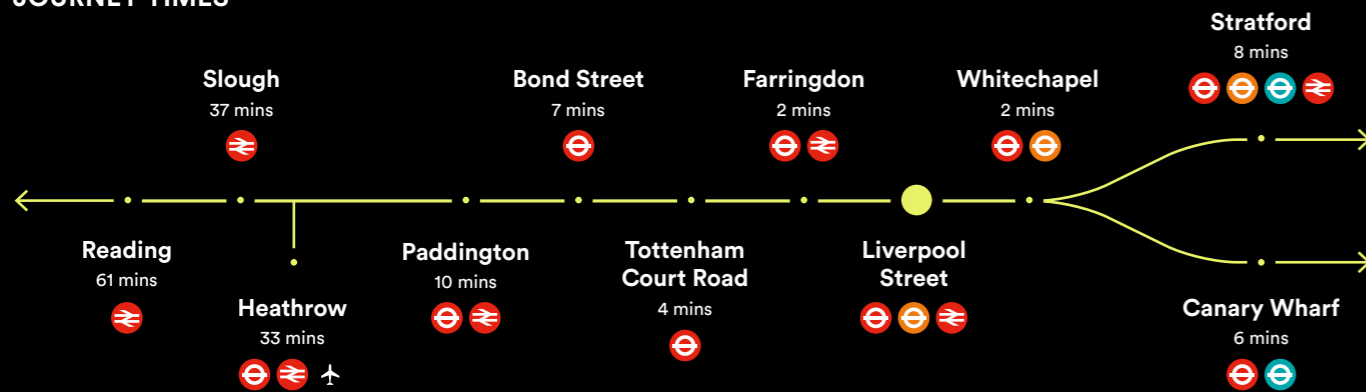
If you're looking for speedy connections then look no further. You can walk to Old Street station in less than two minutes, with access to both the Underground and National Rail networks.

The Elizabeth Line isn't too much further, a short walk to Moorgate, Liverpool Street and Farringdon will connect you from 2021.

## WALK TIMES



## ELIZABETH LINE JOURNEY TIMES



Source: TfL

## LOCAL OCCUPIERS

- 1\_ Adobe
- 2\_ Amazon
- 3\_ BGL Group
- 4\_ Box.com
- 5\_ EMAP
- 6\_ Farfetch
- 7\_ Google 'Campus London'
- 8\_ Inmarsat
- 9\_ Mind Candy
- 10\_ Morningstar
- 11\_ MullenLowe Group
- 12\_ Pusher
- 13\_ Runway East
- 14\_ Sage
- 15\_ Spark 44

## FOOD & DRINK

- 1\_ Albion Café
- 2\_ Andina
- 3\_ Barboun
- 4\_ Bleeding Heart
- 5\_ Bone Daddies
- 6\_ Brewdog
- 7\_ Ceviche
- 8\_ Chiswell Street Dining Rooms
- 9\_ Dishoom
- 10\_ Eight Club Moorgate
- 11\_ Finch's
- 12\_ Flight Club Darts
- 13\_ Hawksmoor
- 14\_ Look Mum No Hands

## RETAIL

- 15\_ Ottolenghi
- 16\_ Ozone Coffee
- 17\_ Padella
- 18\_ Polpo
- 19\_ Queen of Hoxton
- 20\_ Shoreditch Grind
- 21\_ The Draft House
- 22\_ The Modern Pantry
- 23\_ The Princess of Shoreditch
- 24\_ Trade
- 25\_ Vinoteca
- 26\_ Voodoo Ray's

## HOTEL & SERVICES

- 1\_ A.P.C.
- 2\_ Artworks Books
- 3\_ Goodhood
- 4\_ House of Hackney
- 5\_ Oliver Spencer
- 6\_ Pure Evil Gallery
- 7\_ Tokyobike
- 1\_ Ace Hotel
- 2\_ Everyman Cinema
- 3\_ Fight City Gym
- 4\_ Gymbox
- 5\_ Hart Shoreditch Hotel
- 6\_ Hoxton Hotel
- 7\_ Huckle the Barber
- 8\_ Nobu Hotel
- 9\_ South Place Hotel
- 10\_ The Curtain
- 11\_ The Montcalm

## EPC RATING

D-94

## TERMS

Upon application.

## CONTACT

For further information,  
please contact the joint  
sole letting agents:

**allsop**

**JLL**

**JAMES NEVILLE**

+44 (0)20 7588 4433

+44 (0)7789 658540

james.neville@allsop.co.uk

**SIMON CROTTY**

+44 (0)20 7852 4230

+44 (0)7826 947267

simon.crotty@eu.jll.com

**TOM NICOLL**

+44 (0)20 7588 4433

+44 (0)7734 680412

tom.nicoll@allsop.co.uk

**BETH WOOTTON**

+44 (0)20 7852 4486

+44 (0)7710 860304

beth.wootton@eu.jll.com

**ALICE KEOGH**

+44 (0)20 7399 5823

+44 (0)7720 070417

alice.keogh@eu.jll.com

# BENTIMAHOUSE.COM

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