

**MEDIA STYLE FULLY  
FITTED; OFFICE SPACE  
NEXT TO OLD STREET  
ROUNDBOUT**

**BENTIMA HOUSE  
OLD STREET  
EC1**

**BELCOR**

**CITY FRINGE REAL ESTATE**

**4,522 SQ FT**









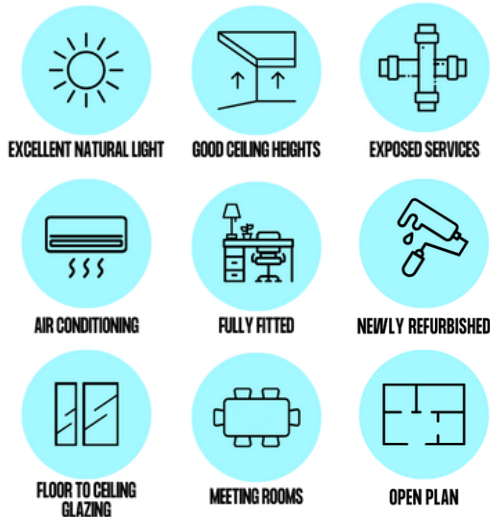




## DESCRIPTION

Bentima House offers contemporary fully fitted & furnished office space arranged over the 1st and 2nd floors. The floors benefits from natural light on three elevations, can offer a wide variety of collaborative, desking and break out solutions for any prospective occupier. The building offers excellent end-of-trip facilities and an expansive communal roof terrace.

## AMENITIES



## MEDIA STYLE OFFICE SPACE NEXT TO OLD STREET ROUNDABOUT





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# BELCOR

**BENTIMA HOUSE**  
**OLD STREET EC1**



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
6 <sup>th</sup>	4,522	Available	£65.00	£19.47	£9.00	£35,222

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available July 2024

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.



## TRANSPORT

Old Street - 2 mins



Liverpool Street - 10 mins



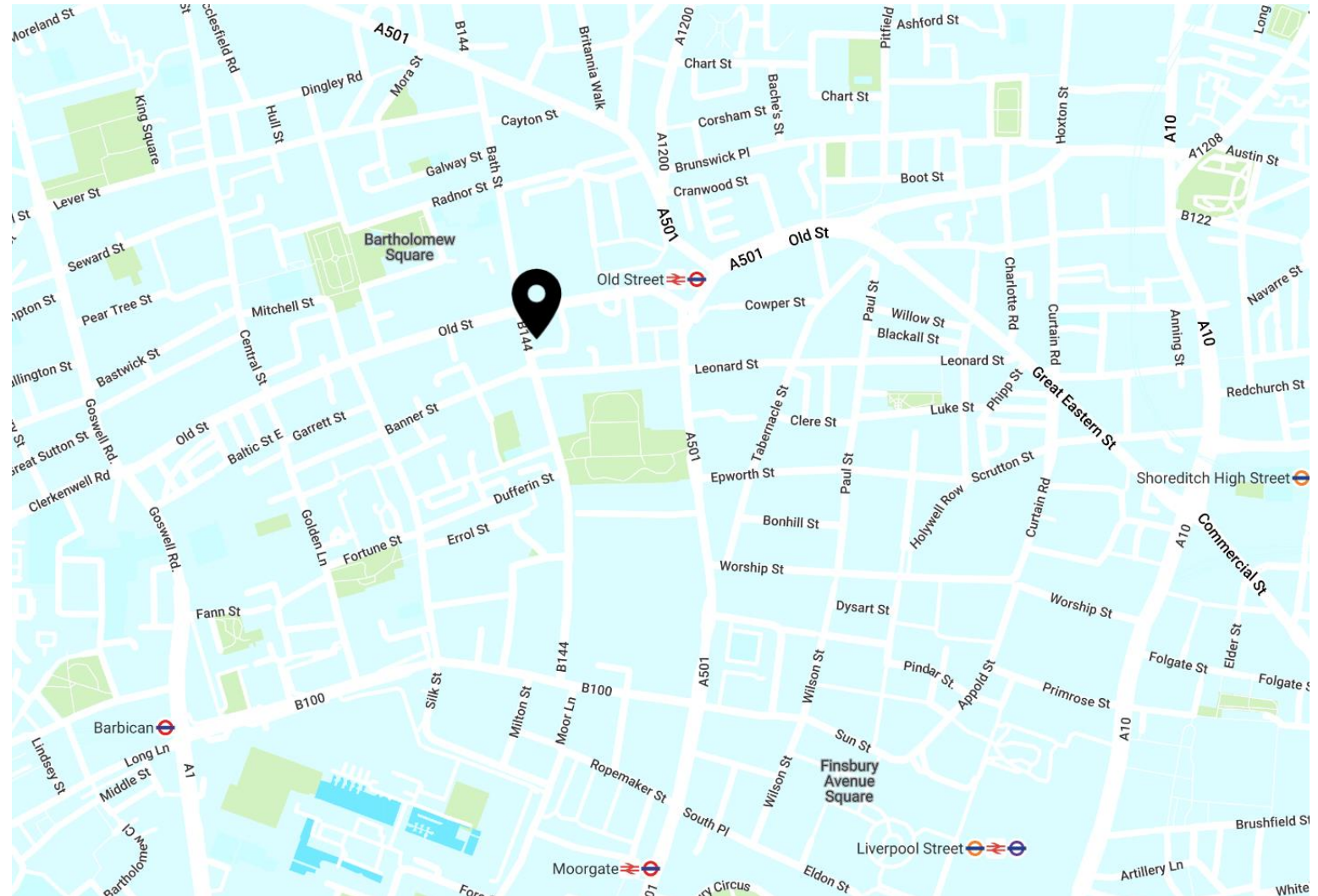
Moorgate - 11 mins



## AREA

The building is a two-minute walk from Old Street Roundabout, 11 minutes from Moorgate Station and 10 minutes from Liverpool Street Station. Nearby local amenities include Whitecross Street Market, The Shoreditch Grind, The Z Hotel Shoreditch and various popular local retailers. The area is surrounded by a host of tech and creative office occupiers with numerous eateries, bars and public spaces.

## LOCATION





## VIEWINGS VIA SOLE AGENTS

### BELCOR

020 7375 3444  
agency@belcor.london  
www.belcor.london

### KONTOR

020 3770 4297  
hello@kontor.com  
www.kontor.com

## TEAM

### OLI COHEN PARTNER



oc@belcor.london  
07740 110 063

### JOE MEISEL MRICS PARTNER



jm@belcor.london  
07872 350 838

### LUCY STEPHENS DIRECTOR



ls@belcor.london  
07789 843 729

020 7375 3444  
www.belcor.london

