

44 FEATHERSTONE ST.

SCRIPT

LAST TWO FLOORS REMAINING
7,250 - 14,500 SQ FT AVAILABLE AS CAT A, FULLY FITTED OR MANAGED.

44 FEATHERSTONE ST.

SCRIPT

A DEVELOPMENT BY

LBS
PROPERTIES

OLD STREET, EC1

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REWRITE THE SCRIPT

7,253-14,574 sq ft of comprehensively refurbished and thoughtfully designed office space remaining.

Script offers total flexibility and we are offering the last two remaining floors on the basis of:



CAT A



FULLY FITTED



FULLY MANAGED



FRONT ELEVATION ONTO
FEATHERSTONE STREET

WRITTEN IN HISTORY

Script is named after its position opposite Bunhill Fields – where two historic literary and artistic figures are laid to rest.

Today, people travel in cultural pilgrimage to visit the memorials to Daniel Defoe (Robinson Crusoe) and most famously, William Blake.



DANIEL DEFOE

13 SEPTEMBER 1660 —
24 APRIL 1731

An English trader, writer, journalist, pamphleteer and even spy. Defoe is most famous for his novel *Robinson Crusoe* – which holds the accolade of being second only to the Bible in its number of translations.

Often seen as one of the early proponents of the Novel, he was a prolific writer and produced over 300 works (books, pamphlets and journals) on many diverse subjects.



WILLIAM BLAKE

28 NOVEMBER 1757 —
12 AUGUST 1827

A radical and rebellious English poet, painter and printmaker – today he's celebrated for creating some of the most iconic images in British art.

Whilst he spent most of his lifetime unrecognised – today his work continues to inspire visual artists, musicians, poets and performers worldwide.

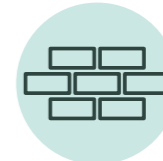


SUMMARY SPECIFICATION

Fully air conditioned, terraces, cycle store and shower facilities – Script is a scheme that is streets ahead.



RECEPTION



NEW FAÇADE AND EXTENSION
COMPRISING APPROXIMATELY
51,000 SQ FT



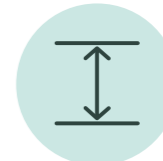
FULLY FITTED
AVAILABLE



COMPREHENSIVE
REFURBISHMENT



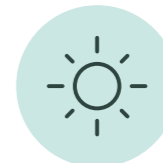
RAISED ACCESS
FLOOR



2.9M TO 3.7M FLOOR TO
CEILING HEIGHT



EXPOSED SERVICES WITH
SUSPENDED LED LIGHTING



FLEXIBLE FLOORPLATES
WITH EXCELLENT NATURAL LIGHT



NINE UNISEX
SHOWERS



80
CYCLE SPACES



FULLY MANAGED
AVAILABLE

Script offers open and flexible floorplates –
to suit all business needs.

TYPICAL FITTED FLOOR

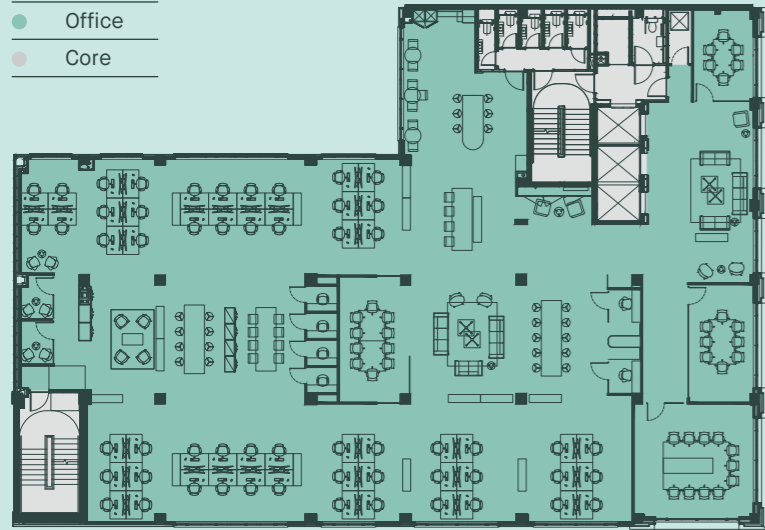
BELIEVE EVERYTHING YOU READ

A NEW CHAPTER

TYPICAL FLOOR 7,318 SQ FT / 679.9 SQ M



- Office
- Core



56 WORKSTATIONS



3 AGILE WORKING AREAS



4 MEETING ROOMS



3 COLLABORATION AREAS

Fully fitted and managed solutions are available that provide a beautiful and contemporary space with ample agile working areas and kitchen facilities – in a spacious open plan work environment.



MEETING ROOM



AGILE WORKING AREA



TEAPOINT



ALTERNATIVE FULLY FITTED SOLUTION



BREAKOUT SPACE



AGILE WORKING AREA



AGILE WORKING AREA



MEETING ROOM



ACCOMMODATION

FLOOR	USE	SQ FT	SQ M
6th	Office		Let
5th	Office		Let
4th	Office		Let
3rd	Office	7,253	673.8
2nd	Office	7,321	680.1
1st	Office		Let
STUDIO @ SCRIPT (G & LG)	Office		Let
	Office		Let
TOTAL OFFICE		14,574	1,353.9



TYPICAL UPPER FLOOR

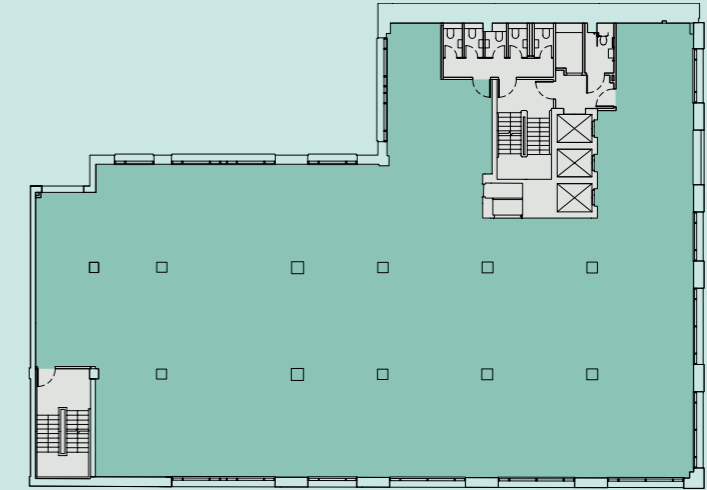
The above-mentioned proposed floor areas are for guidance purposes only and may be subject to change.



TYPICAL UPPER FLOOR

- Office
- Core
- Terrace

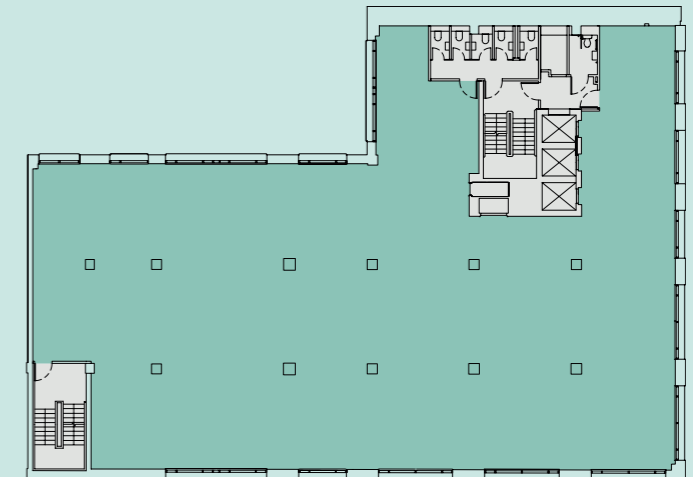
THIRD FLOOR
7,253 SQ FT
673.8 SQ M



FEATHERSTONE STREET



SECOND FLOOR
7,321 SQ FT
680.1 SQ M



FEATHERSTONE STREET

For indicative purposes only. Not to scale.

WRITE YOUR OWN STORY

A location that really needs no introduction,
Old Street and Shoreditch have social and retail
amenities for every occasion.

OLD STREET & SHOREDITCH

Old Street and Shoreditch are still ahead of the pack in the London social scene – whether it's dining, drinking, shopping or taking in a cultural event.

The area constantly evolves and breaks boundaries with new emerging food trends, a growing number of boutique retail brands, a cutting-edge arts scene and an overwhelming choice of cocktail bars, cafés, pubs and pop up event spaces.

It's easy to see why the area continues to attract forward-thinking businesses who are drawn to the amenity offering as well as the creative environment.



AMENITIES

RESTAURANTS

- 01 Blacklock
- 02 Bone Daddies
- 03 Breddos
- 04 Dinerama
- 05 Enoteca da Luca
- 06 Halo Burger
- 07 The Jugged Hare
- 08 Passo
- 09 Popolo
- 10 Serata Hall
- 11 St Leonards
- 12 Gloria

BARS & PUBS

- 13 BrewDog
- 14 Finch's
- 15 Flight Club
- 16 The Fox
- 17 The Princess of Shoreditch
- 18 Nightjar
- 19 Queen of Hoxton
- 20 Singer Tavern
- 21 Taylor & Elementary
- 22 Whistling Shop

CAFÉS & DELIS

- 23 Lantana
- 24 Ozone Coffee Roasters
- 25 Franzè & Evans
- 26 Pasta Nostra
- 27 Shoreditch Grind

HOTELS & MEMBERS CLUBS

- 28 One Hundred Shoreditch
- 29 Mondrian Shoreditch
- 30 Eight Moorgate
- 31 The Hoxton Hotel & Grill
- 32 Nobu Hotel
- 33 South Place Hotel

GYM & LIFESTYLE

- 34 Barbican Centre
- 35 Barry's Bootcamp
- 36 The Foundry
- 37 Energie Fitness
- 38 Fight City Gym
- 39 GoodHood
- 40 Gymbox
- 41 London Shuffle Club
- 42 Pure Evil Gallery
- 43 Tokyobike
- 44 XOYO



WHITECROSS MARKET



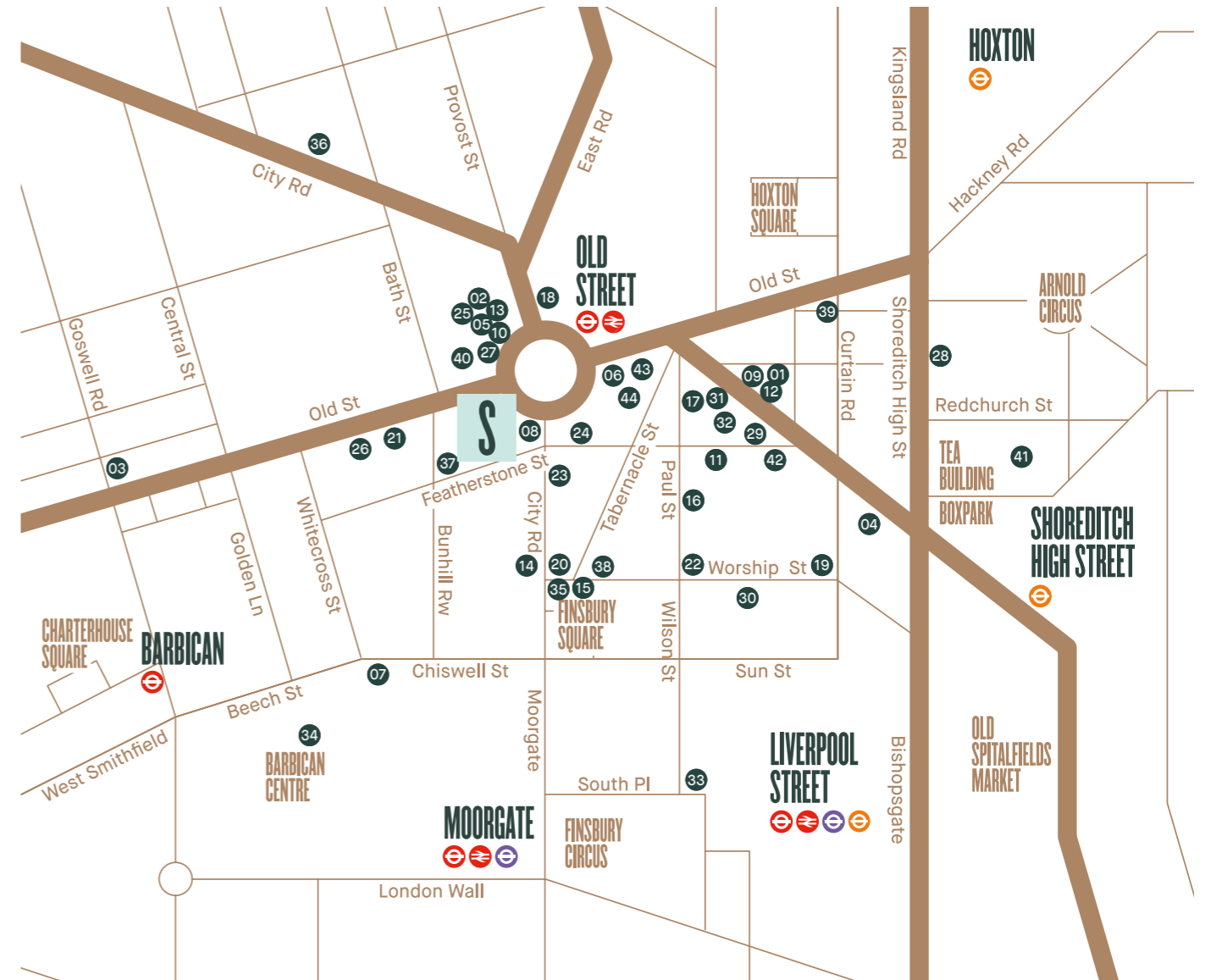
GOODHOOD



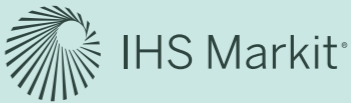
THE AREA IS AT THE FOREFRONT WHEN IT COMES TO FASHION, ART AND FOOD & DRINK.



TOKYOBIKE



LOCAL OCCUPIERS



CONNECTIONS

Script is perfectly situated for access to the City's transport network and is just a one minute walk away from Old Street Station.

Moorgate, Liverpool Street, Barbican, Shoreditch High Street and Hoxton Stations are all within a short walk of the building. Script provides occupiers with flexibility and choice to move around London.



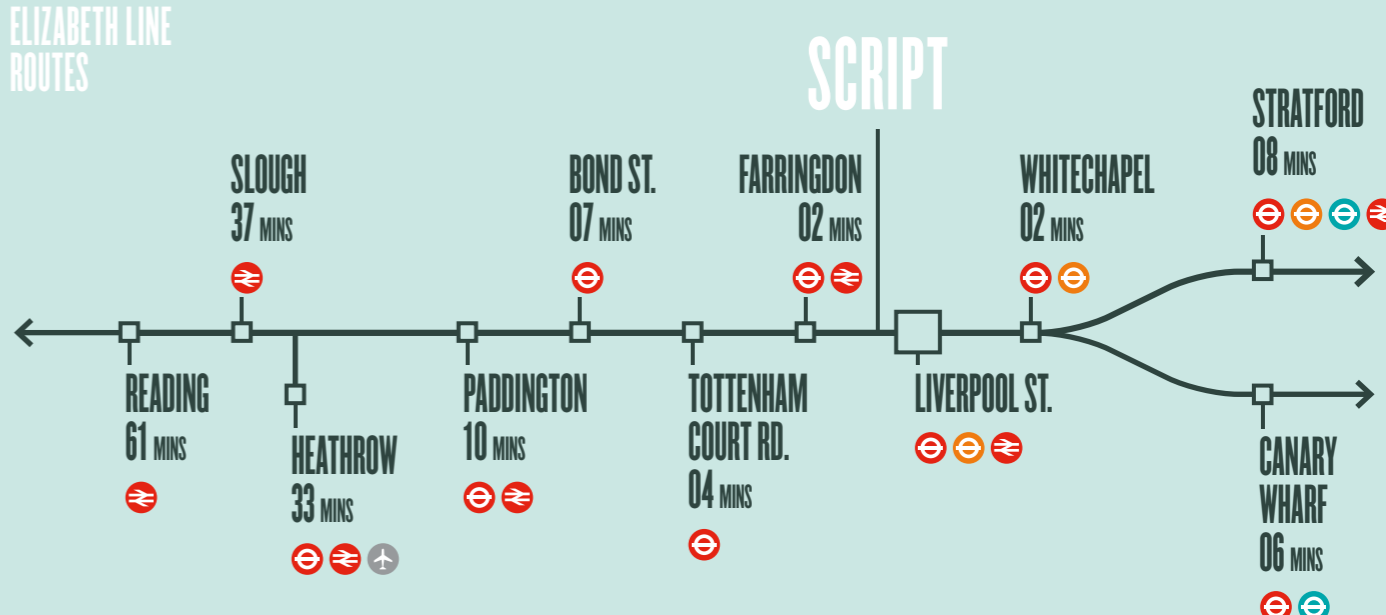
ELIZABETH LINE

The Elizabeth has dramatically reduced travel times across the City.

With access to the Elizabeth Line at Liverpool Street and Moorgate Stations - the service provides a schedule with trains every two and a half minutes spanning the breadth of the City and even further afield.

TRAVEL TIMES

STATIONS	OLD STREET	MOORGATE	BARBICAN	SHOREDITCH HIGH STREET	LIVERPOOL STREET	FARRINGTON
WALK TIMES FROM SCRIPT	01	09	09	11	13	15
CYCLE TIMES FROM SCRIPT	01	03	03	04	04	05



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

SPECIFICATION

OVERVIEW

The works to Script comprised the comprehensive refurbishment of an existing office building in the London Borough of Islington. The accommodation consists of eight levels; lower ground, ground and six upper floors.

The redevelopment provides Grade A office space throughout and a studio at ground and lower ground with a dedicated entrance from Featherstone Street. A lightwell to the rear of the lower ground floor plate floods the space with natural light.

OCCUPANCY STANDARDS

The building refurbishment has been designed to the following design criteria:

Fire escape: 1 person / 6 sq m

Indoor climate: 1 person / 8 sq m

Lifts: 1 person / 8 sq m

WC accommodation: 1 person / 10 sq m

SANITARY ACCOMMODATION

Provision of unisex superloos on each floor includes:

Lower ground floor – five unisex superloos and one accessible WC and shower

Ground floor – four unisex superloos and one accessible WC for visitors

First, second, third, fourth and fifth floors – five unisex superloos and one accessible WC

Sixth floor – four unisex superloos and one accessible WC

Eight unisex showers also provided at lower ground with direct access from the ground floor cycle store to locker room area.

CYCLE PROVISION

The design integrates various types of cycle parking, 80 covered spaces at lower ground floor consisting of:

Josta 2-tier cycle racks comprising 68 spaces

8 Brompton bike lockers

4 accessible parking spaces

At the rear of the building there is direct access to the fully enclosed unisex shower rooms on the lower ground floor. These facilities are connected to the floors via lift number three and stair core number one.

FAÇADE

The building includes bespoke glazed bricks, windows and doors with dark charcoal mullions, polyester powder-coated metal pressings and panels, and high-quality charcoal render. At the fifth and sixth storeys, large format glazing connects the office demise directly to their own dedicated terraces.

MAIN ENTRANCE / RECEPTION

The primary office entrance is accessed from the southerly elevation, creating a prominent address directly onto Featherstone Street. The entrance consists of a power-assisted automated set of steel double doors, accessed via a key fob.

Internally the lobby walls are lined with bespoke white oak and black steel panels, complimented with exposed concrete.

The floor of the reception lobby is a concrete finish, with a level variation between the entrance and the lift, which is bridged by a set of monolithic concrete steps, with rose gold balustrades and nosings inset within the treads.

Accessibility is provided by a Sesame lift hidden with the stairs. Custom black light fittings further enhance the space.

LIFTS

There is two ten-person passenger lifts as well as one eight-person passenger lift serving all floors. The lifts are finished in black stainless steel and concrete with black metal skirtings and a black back painted glass lift control panel.

TERRACES

The fifth and sixth floors have large terraces to south façade for the full length of the elevation via large sliding doors. The decks are finished in high quality concrete pavers.

OFFICE FLOORS

Office floors include accessible flooring, exposed concrete structure, white painted walls and ceilings, exposed services with bespoke mesh MEP encasements and linear suspended light fittings.

DOORS

All internal doorsets are painted joinery items with black associated ironmongery.

WCS

The superloos and accessible lavatories feature high quality green ceramic tiles to the walls, a refined solid surface basin, matt black taps, soap dispensers and flush buttons with black stainless-steel accessories. The vanity units are white oak and the floor is an expressed raw concrete finish.

The showers feature full height tiles, black fittings and white oak joinery.





LBS PROPERTIES

Experts in the Central London property market, LBS Properties strives for a positive and lasting impact on the built environment by creating places for people to work and live.



MISSION

We are dedicated to delivering sustainable offices and homes of the highest quality in London's most sought after locations. We strive to ensure that our developments enhance the areas surrounding them through considered architecture and generous public open spaces.

THIRDWAY ARCHITECTURE

ThirdWay Architecture is a progressive studio of architects and designers embedded within The ThirdWay Group. Aligning all the benefits of traditional architectural practice with the pace, flexibility and market knowledge of a creative multi-disciplinary studio.



OVERVIEW

We actively work across all sectors with a key focus on creative office spaces, reworking existing buildings and complex mixed-use developments.

Our rich and varied portfolio, team and client base speaks not to a manifesto based on set rules or styles. Instead, we are focused on creating an exciting, commercially viable and valuable product through a clear and engaging process.

OUR VISION

We approach each project with an open mind throughout all stages of development, design and delivery; calling upon the best of our collective abilities to deliver great architecture, while having a great time doing it.

Our embedded position within the group allows us to quickly engage with the depth of cross-industry knowledge, project experience and a dynamic cross section of creators and innovators. Across the group we are continually challenging and improving the way buildings are designed and procured.



WE KNOW WHAT HAPPENS AT THE END

Further information

A DEVELOPMENT BY:

LBS
PROPERTIES

TERMS

Upon application.

VIEWINGS

Through joint letting agents.



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