

Commercial Office Space
9,325 sq. ft. / 866.3 sq. m.

Newly refurbished office floor in a historic Victorian warehouse

TO LET

230 City Road, London EC1V 2QU



LOCATION

Prominently sitting on City Road, the area around Old Street Roundabout has become the heart of London's vibrant tech scene, with a diverse community of established market leaders and innovative start ups.

TRANSPORT

Old Street (Northern line and National Rail)

Angel (Northern line)

Liverpool Street (Central, Circle, Hammersmith & City and Metropolitan lines and National Rail)

Santander Cycle

Various bus routes



DESCRIPTION

A large single floor plate of 9,325 sq. ft. with large windows on both elevations.

Situated on the second floor of this original Victorian warehouse building, the floor has been comprehensively refurbished ready for occupation.

The building benefits from a large entrance and a new extensive cycle facility with over 100 racks, showers and lockers.

AMENITIES

- Newly refurbished single floor
- Original barrelled ceilings
- Air conditioning
- New power & data cabling
- Fully accessible raised floor
- New male & female WCs
- Kitchen & break out area
- Building commissionaire
- Two passenger lifts
- Goods lift
- Extensive bicycle storage & showers

APPROXIMATE FLOOR AREAS

Second Floor 9,325 sq. ft. 866.3 sq. m.

LEASE

A new flexible lease is available

RENT

£460,000 per annum plus VAT

£49.50 per sq. ft.

SERVICE CHARGE

The service charge payable for the current year 2021-22 equates to £51,157 plus vat (£5.50 psf)

RATES

The rates payable for 2021/22 equate to approximately £123,392 (£13.23 per sq. ft.).

Interested parties should verify this information with the London Borough of Islington.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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