

8 City Road, London, EC1Y 2AA

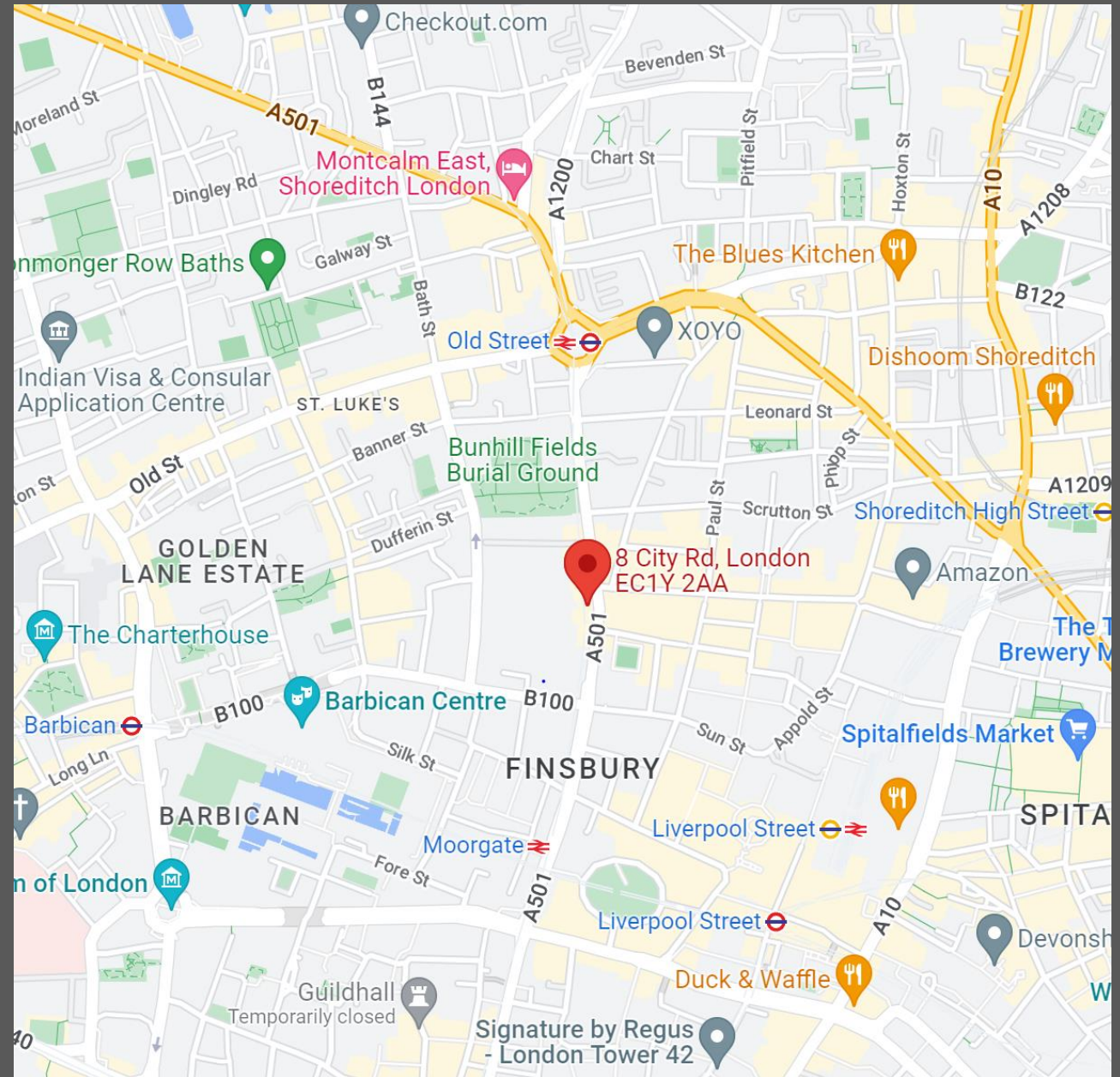
Fully refurbished offices to let

- Views of the City and HAC ground
- Air conditioned
- Manned reception
- Impressive breakout area
- Access to shared terrace



Location

City Road is situated between the Financial Centre of Finsbury Square and the Media / Tech hub of the Old Street roundabout. The iconic Alphabeta Building which houses cutting edge tech and design companies is directly opposite. There are excellent transport links within close proximity. Moorgate (Circle, Hammersmith and City, Metropolitan and Northern lines) is 4 minutes' walk to the south, whilst Old Street (Northern and Overground lines) is approximately 4 minutes' walk to the north and Liverpool Street Station is approx. 5 minutes' walk offering access to the new Elizabeth Line.



8 City Road comprises recently refurbished open plan offices, with views of Finsbury Square, the City and the HAC grounds. The Ground floor benefits from numerous shared meeting rooms together with a large communal kitchen and both indoor and outdoor breakout spaces.

The 2nd and 3rd floors have been redecorated and are laid out as open plan spaces whilst the 5th and 6th floors comprise a duplex suite that benefits from its own private roof terrace.

Floor	Sq Ft
5 th and 6 th combined	1,370
3rd	1,436
2nd	1,436
Total	4,242 sq ft

Rent – Upon Application

Service Charge - £10 psf approx.

Business Rates - £20 psf approx.

Communal Amenities



Virtual Tour <https://my.matterport.com/show/?m=G23V7xgEmUF>



TERMS

A new lease for a term by arrangement, to be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

LEGAL COSTS

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

VIEWING

Strictly by appointment through joint agents.



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