

186 CITY ROAD LONDON EC1V 2NT

ENTIRE GROUND FLOOR - 1,995 SQ FT

ENTIRE FOURTH FLOOR - 5,880 SQ FT

**OFFICE SPACE TO LET WITHIN
WALKING DISTANCE OF SILICON
ROUNDAABOUT**

LOCATION

The building is located on the west side of City Road. It is situated approximately 150 metres from Old Street roundabout which is the heart of Tech City.

Old Street roundabout, which is also known as the 'silicon' roundabout links to City Road which is the main connection road to Angel & Kings Cross.

DESCRIPTION

The reception has recently undergone a comprehensive refurbishment designed by Ben Adams Architects.

The ground floor has been divided to form various private and general office areas and benefit from good natural light. This floor can be made open plan if required.

The entire 4th floor provides a bright open plan office which benefits from air conditioning, raised access flooring (in part), suspended ceilings with recessed lighting and perimeter trunking.

AMENITIES

Male and female WCs	Air Conditioning
24 hour access	Excellent natural light
Phone Entry System	2x Passenger Lift
Fully Accessible Raised Floors	Private Kitchen
Manned Reception	Superb Transport Links



TERMS

Assignment / Sub-lease which will expire in March 2021.

RENT

Quoting £57.50 per sq ft on a sub-lease basis.

RATES

4 th Floor	£17.91 per sq ft
Part Ground Floor	£13.76 per sq ft

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

The service charge is currently running at £6.86 per sq ft



**186 CITY ROAD
LONDON
EC1V 2NT**

EPC

Copy Certificate available on application

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available immediately

ADDITIONAL IMAGES



Viewings strictly through The Noble Harris Partnership:

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