



30 City Road
EC1Y 2AB

**The 2nd floor office suite
has just been refurbished to
provide open plan,
redecorated and recarpeted
space with a total net floor
area of**

1,950 sq ft
(181.16 sq m)

- Refurbished offices and common parts
- Excellent manned entrance foyer
- 2 automatic passenger lifts
- Air conditioned
- Trunking for power through screed
- Recarpeted & redecorated
- Metal ceilings with new inset fluorescent lighting
- Magnificent views over HAC Ground

- Refurbished toilets

30 City Road, London, EC1Y 2AB

Summary

Available Size	1,950 sq ft
Rent	£57.44 per sq ft exclusive of rates, service charge and VAT
Rates Payable	£21.42 per sq ft
Service Charge	£13 per sq ft
EPC Rating	E (104)

Location

The building is situated just north of Finsbury Square and only a few minutes walk from the Old Street Roundabout. Nearby Underground Stations include Old Street, Moorgate and Liverpool Street (Crossrail shortly).

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd	1,950	181.16	Available
Total	1,950	181.16	

Viewings

Strictly through sole agent: The Allan Messing Consultancy. Contact Allan or Marilyn on 020 7323 1213.

Rent

£112,000 per annum (£57.44 per sq ft), £112,000 per annum (£57.44 per sq ft), exclusive of rates, service charge and VAT.

Rates

For the Rating Year 2020/2021, the rates payable are £41,762 per annum (£21.42 per sq ft).

Service Charge

The service charge is to be capped at £13 per sq ft.

Lease

A new sub-lease for a term expiring in April 2024, excluding Sections 24 to 28 of The Landlord & Tenant Act, 1954, Part II

EPC

The current EPC expires in December 2024 and is in Category E104.



Viewing & Further Information



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