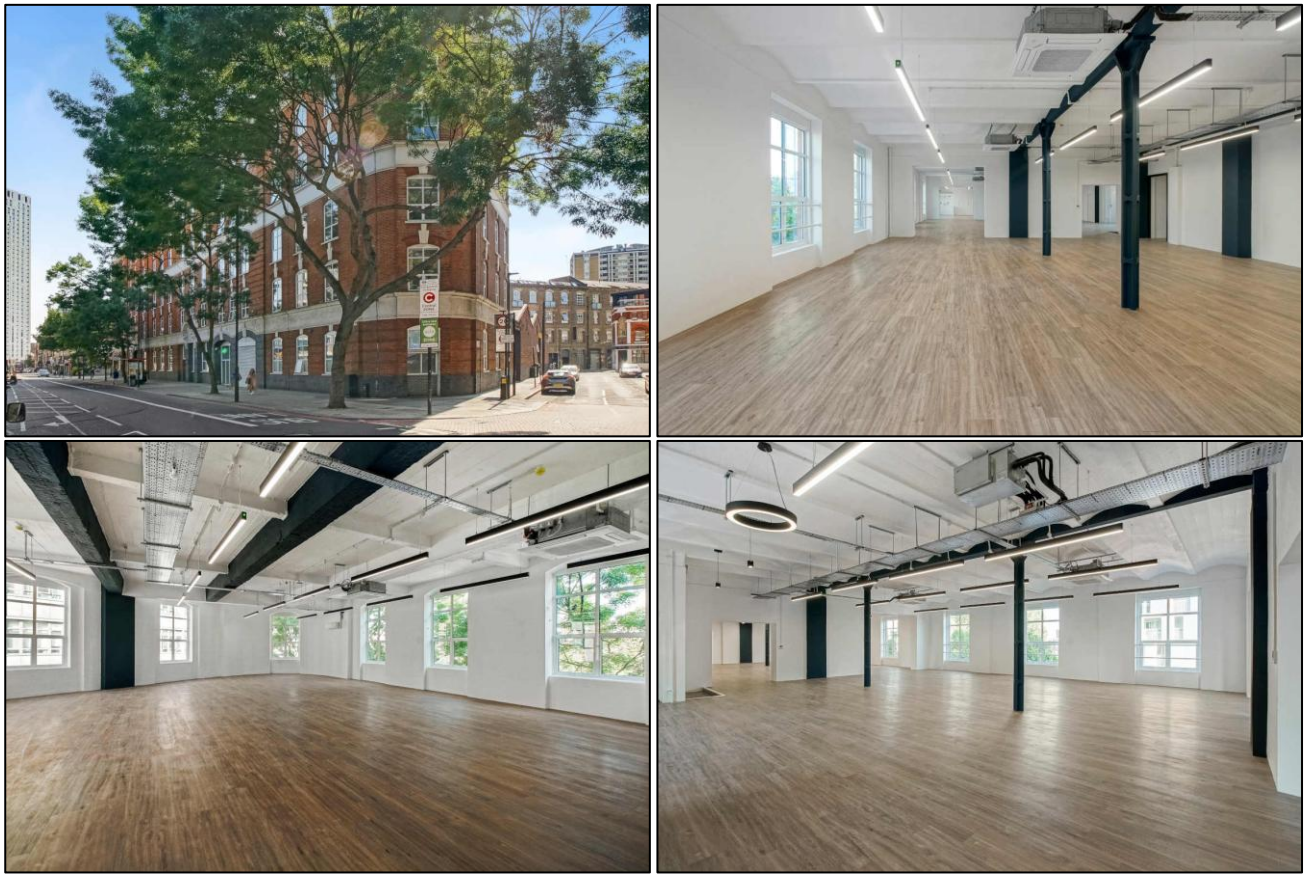
Commercial Office Space
9,340 sq. ft. / 867.7 sq. m.
Newly refurbished office floor in a historic Victorian warehouse

TO LET

230 City Road, London EC1V 2QY



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 (Elizabeth, Central, Circle, Hammersmith & City and Metropolitan lines and National Rail)
Santander Cycle
Various bus routes

Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.





DESCRIPTION

A single floor plate of 9,340 sq. ft. with large windows on both elevations.

Situated on the first floor of this converted Victorian warehouse building, the floor has undergone a comprehensive refurbishment and is now ready for occupation.

The floor is offered in CAT A condition and a bespoke fit out is available to a new tenant.

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 fitted kitchen
- New male & female WCs
- Showers & changing area
- Building commissionaire
- Two passenger lifts
- Goods lift
- Extensive bicycle storage

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	9,340	867.7

LEASE

A new flexible lease is available

RENT

Per Annum	Per sq. ft.
£368,930	£39.50

SERVICE CHARGE

The service charge payable for the current year 2026 equates to:

Per Annum	Per sq. ft.
£58,375	£6.25

BUSINESS RATES (2026/27)

Per Annum	Per sq. ft.
£119,520	£12.80

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

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£546,825	£45,569

PLEASE CONTACT

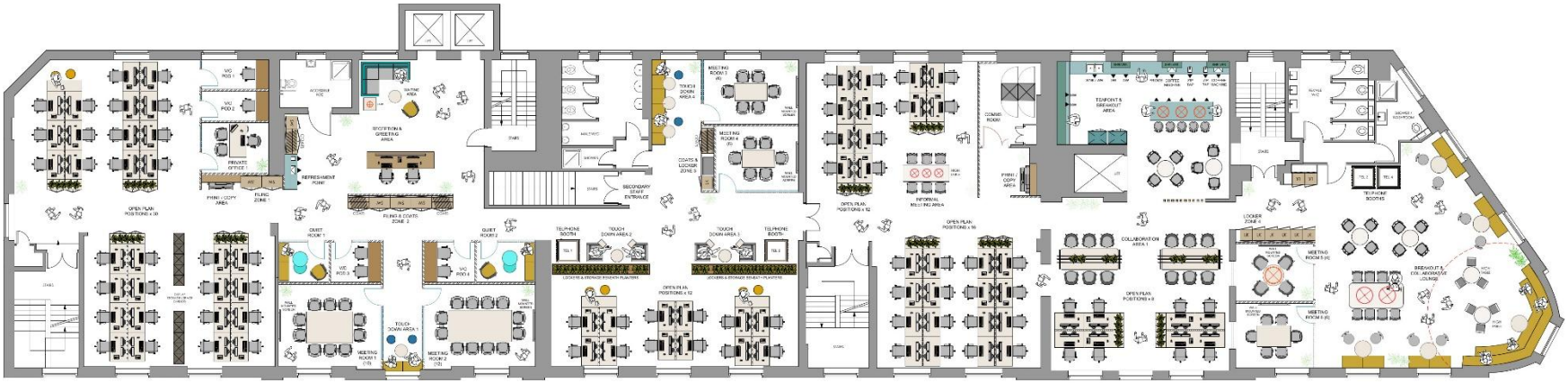
ANTON PAGE 020 7336 1313

Harrison Turner
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LAYOUT PLANS

Lower Density – 81 desks



Higher Density – 104 desks

