



**213 City Road**  
Old Street, London, EC1V 1JN

**Duplex Workspace in close proximity to Old Street station - Bills, Service Charge, Building Insurance included in the Rent**

**764 sq ft**  
(70.98 sq m)

- Duplex Space
- Great Natural Light
- Good Ceiling Height
- Private Access to the office
- WC Facility
- Kitchenette
- Fibre Optic Connection
- 24/7 Access
- Excellent Transport Connectivity

# 213 City Road, Old Street, London, EC1V 1JN

## Summary

<b>Available Size</b>	764 sq ft
<b>Rent</b>	£45.80 per sq ft Inclusive of Service Charge, Business Rates and Bills.
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	Included in the rent
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The available accommodation consists of a duplex office spread across the 1st and 2nd floors of this commercial building. The workspace benefits from ample natural light, private 24/7 access via Shepherdess Place, generous ceiling height, WC facilities, a kitchenette, fibre optic connectivity, and excellent transport links. This office is an ideal choice for creative businesses seeking a workspace near Old Street Underground Station.

## Location

Surrounded by tech, design, and media companies, Old Street, also known as 'Silicon Roundabout,' has become increasingly desirable in recent years. This surge in popularity is due to multimillion-pound investments in the area and an abundance of shops, bars, and restaurants. The area is currently being enhanced by Transport for London's transformation of the Old Street roundabout into a more pedestrian- and cycle-friendly environment. This enhancement will create a new entrance and new public space around the station, which is just a five-minute walk from City Road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total year	Availability
Unit - 1st and 2nd floor	764	70.98	£35,000 /annum Inclusive of Service Charge, Internet Bills, VAT, Building Insurance and Business Rates	n/a	n/a	£35,000	Let
<b>Total</b>	<b>764</b>	<b>70.98</b>				<b>£35,000</b>	

## Viewings

Strictly by appointment only.

## Terms

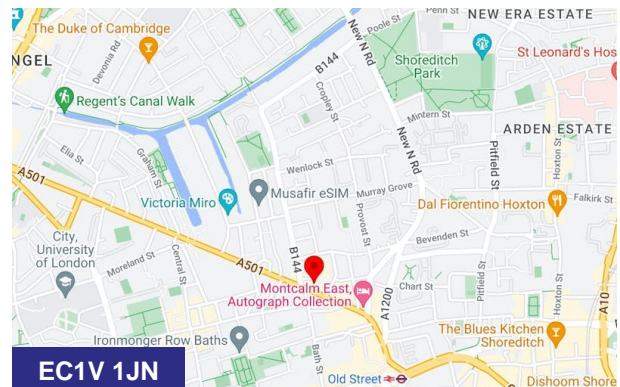
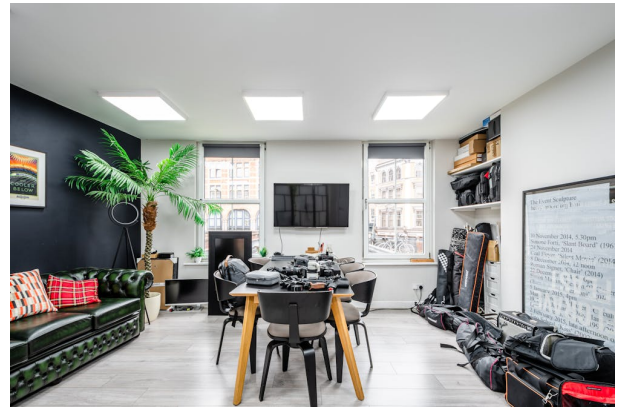
A new Sublease to be contracted outside the Landlord and Tenant Act 1954

## Building Insurance

Included in the rent.

## Rent

Total rent includes Service Charge, VAT, Building Insurance and Internet



## Viewing & Further Information

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