

Commercial Office Space

1,580 sq. ft. / 146 sq. m.

Fully fitted office located moments from Old Street Station

# TO LET

205 City Road, Shoreditch, London EC1V 1JN



## LOCATION

205 City Road sits at the heart of Shoreditch and Tech City, an area which has become synonymous with tech giants and TMT start-ups. The building is situated just north west from Old Street Station, with an impressive selection of fashionable restaurants, bars, cafes and luxury hotels.

## TRANSPORT

Old Street (Northern line and National Rail)

Angel (Northern line)

Liverpool Street (Central, Circle, Hammersmith & City and Metropolitan lines, Overground and National Rail)

Buses 43, 205, 214, 394

Santander Cycles

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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## DESCRIPTION

A beautiful Edwardian building and former cork factory. The available floor is situated on the top floor with an exposed pitched roof and double height space. The office floor is offered fully fitted including the following:

## AMENITIES

- IGB fibre connection
- Air conditioned throughout
- Wooden floor
- Excellent natural daylight
- Four large desk banks with dividers
- Desking for 32 people
- 2 meeting rooms with LED TV's
- Break out space with sofas
- Fully fitted kitchen with tables
- Storage cabinets

## APPROXIMATE FLOOR AREAS

Fourth floor 1,580 sq. ft. 146 sq. m.

## LEASE

The lease is available until 6<sup>th</sup> June 2023

There is a tenant break clause option at 7<sup>th</sup> December 2021.

## RENT

£104,000 per annum plus VAT

## SERVICE CHARGE

£10,000 per annum

## RATES

We understand that the rates payable for the current year 2021/22 equate to £24,700.

## TOTAL COSTS

£138,700 per annum / £11,550 pcm plus utilities

## LEGAL COSTS

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

## PLEASE CONTACT

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