

1st and 5th Floors, 361-373 City Road, Islington, London, EC1V 1LR

TO LET

Office

5,251 to 5,915 sq ft / 487.8 to 549.5
sq m

£29.50 per sq ft

Excellent Value Office Space Near Angel Tube Station



- One passenger lift
- Superb natural light
- Meeting rooms
- Fitted kitchen
- Car parking spaces available
- Private WCs
- Comfort cooling and heating

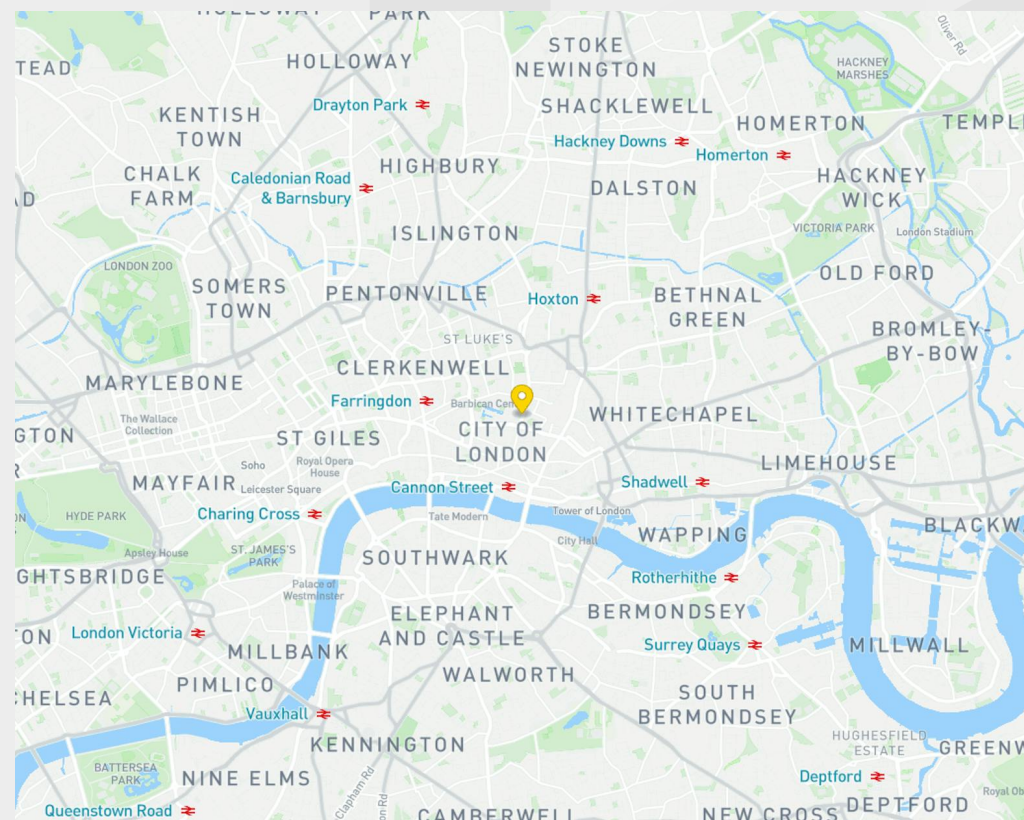


Description

The available accommodation comprises the entire first and fifth floors, both of which benefit from dual-aspect windows, excellent natural light, and access to a newly refurbished reception area. These floors offer exceptional value and would be well-suited to a range of occupiers.

Location

The building is situated on the north side of City Road, close to the junctions with Colebrooke Row and Wakeley Street. Angel Underground station (Northern line) is situated within a three-minute walk, and numerous bus routes operate in the immediate vicinity into the City and West End of London. The building is also within walking distance of Clerkenwell to the south, and Old Street to the south east.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
1st	5,915	549.52	£29.50	£14.64	£8.50	£25,947.13	Available
5th	5,251	487.83	£29.50	£15.64	£8.50	£23,471.97	Available

Tenure

New Lease

EPC

E

VAT

Applicable

Configuration

Not Fitted

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Further Information

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