

**130 CITY ROAD,  
ECI**

1,888 SQ FT  
LOWER GROUND FLOOR OFFICE WITH PRIVATE  
TERRACE - AVAILABLE ON FLEXIBLE TERMS  
OLD STREET ECI



Ladbrokes

Veriflo  
www.veriflo.co.uk

130  
City Road

FERGUSON HOUSE  
124 - 128 CITY ROAD

THE ALEXANDRA

Z





## DESCRIPTION

This fully fitted, plug & play office space comes with 24 -36 desks, power and data cabling, separate meeting room/private offices and a fully - fitted kitchenette. It also benefits from a private terrace.

The unit would be of strong interest to a range of creative, media and tech occupiers.

## AMENITIES



LIFT



PRIVATE TERRACE



EXCELLENT TRANSPORT LINKS



EXPOSED SERVICES



AIR CONDITIONING



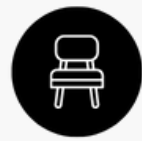
EXCELLENT NATURAL LIGHT



PRIME LOCATION



E CLASS USE



FULLY FITTED

## FULLY FITTED, PLUG & PLAY OFFICE SPACE TO RENT



## TRANSPORT

Old Street – 4 mins walk



Shoreditch High Street – 10 Mins walk

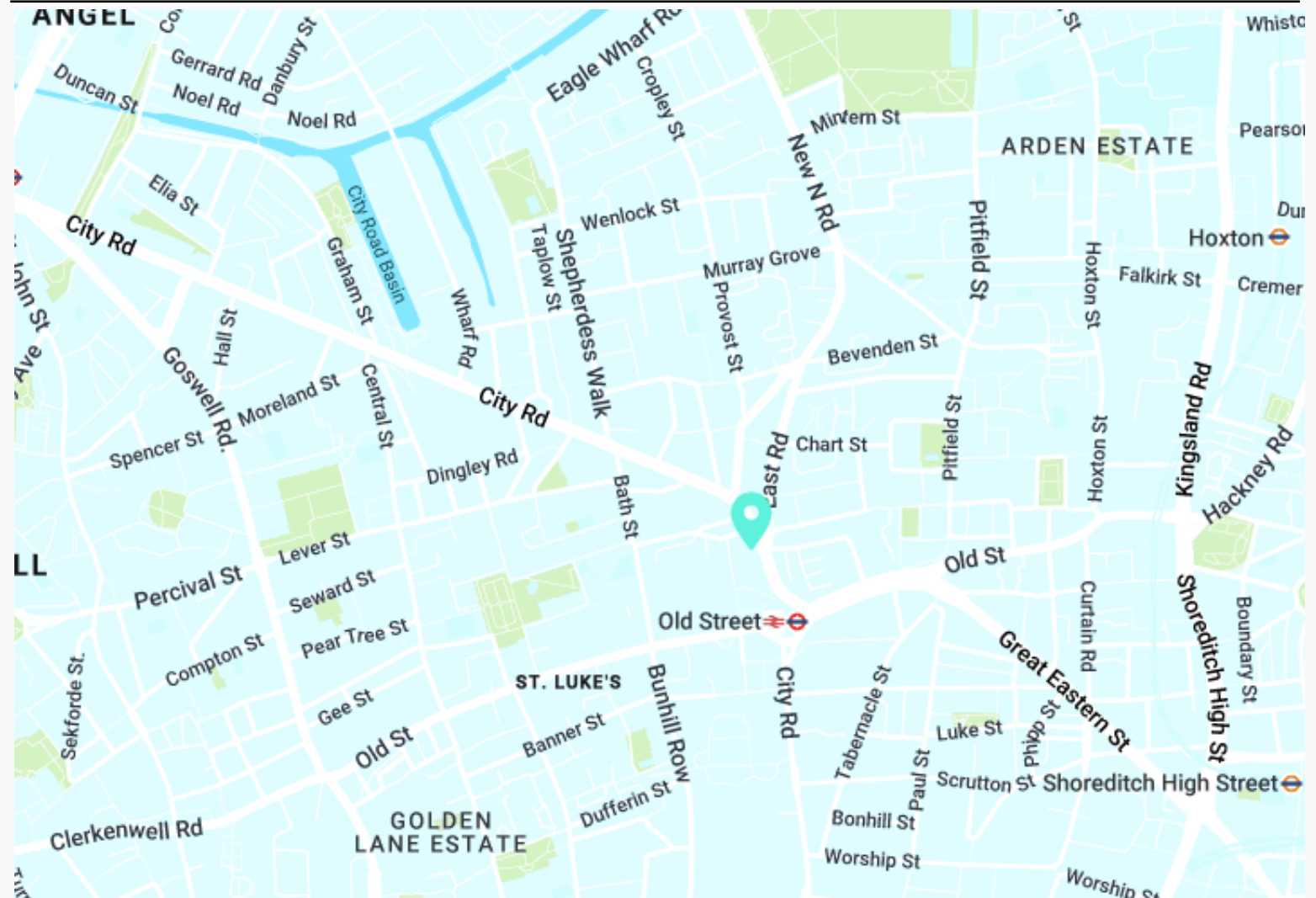


## AREA

The property is situated on the ever-busy City Road and is located right next to Old Street Roundabout, Hoxton Square and Angel Islington.

The area is surrounded by a host of tech and creative office occupiers with numerous eateries, bars and public spaces.

## LOCATION



## AVAILABILITY

| FLOOR | SIZE (SQ. FT) | STATUS    | RENT (PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|-------|---------------|-----------|------------|-------------|----------------------|-------------|
| LG    | 1,888         | Available | £42.50     | £11.72      | £6.00                | £9,475      |

### LEASE

Available on a sub-lease/ assignment until July 2027.

Alternatively, the premises may be available by way of new lease subject to arrangement.

### RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

### TIMING

Available immediately

### VAT

VAT is applicable.

### CONTENT

View on our website



# VIEWINGS VIA SOLE AGENTS

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