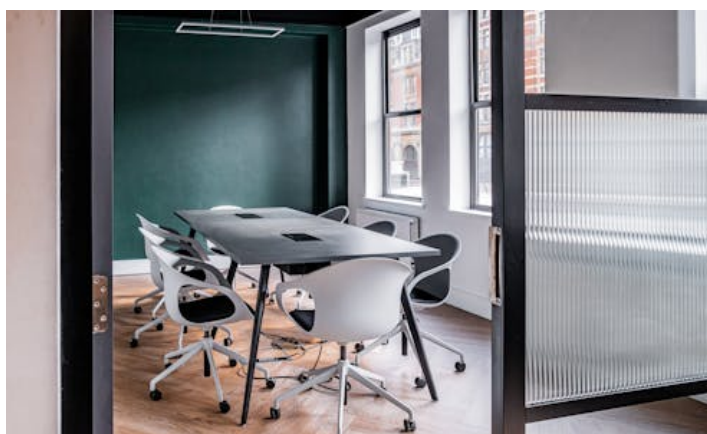


ELLIS BROWN

OFFICE TO LET

Pop House offers newly refurbished and fully fitted offices less than 5 minute's walk from Old Street station.

Pop House, 209-211 City Road, EC1V 1JN
1,280 sq ft



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1,280 sq ft

Description

The building has recently undergone a comprehensive refurbishment with new entrance, common areas and fitted floors. After the 2nd floor has recently been let, the fully fitted and furnished 1st floor remains. The space benefits from good levels of natural light and has open plan, efficient floorplates suitable for a range of occupiers.

Location

209-211 City Road is a purpose-built office building occupying a prominent position. The area has seen huge investment in recent years benefiting from "Silicon Roundabout" as a hot spot for fast growing tech companies. This growth has brought many of London's trendiest eateries, bars, and retailers creating a dynamic community for any occupier to benefit from.

The building is located to the north of Old Street roundabout. This prime location benefits from unparalleled connectivity to the underground, bus routes, and cycle lanes giving easy connectivity across London.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
1st	1,298	120.59	£49.50	£11.73	£13.78	£8,113.58	£97,362.98	CAT A+	Let
2nd	1,291	119.94	£45	£11.79	£13.78	£7,592.16	£91,105.87	CAT A	Let
3rd	1,280	118.92	£49.50	£11.89	£13.78	£8,018.13	£96,217.60	-	Available
Total	3,869	359.45	£48	£11.80	£13.78	£23,723.87	£284,686.45		

Features

Newly designed and fully fitted floorplates
Newly installed fitted kitchenettes
Air conditioning
New meeting rooms
Passenger lift
Fibre enabled
Excellent natural light
New shower facilities

EPC

On application

Terms

A new lease is available for a flexible term direct from the freeholder.

VAT

Applicable

Contact

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Joint Agents

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