

# ELLIS BROWN

## OFFICES TO LET

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

Pop House, 209-211 City Road, EC1V 1JN  
1,298 - 3,031 sq ft



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Description

The building underwent a comprehensive refurbishment in 2023 providing a new entrance, common areas and fitted floors. The 1st floor is offered fully fitted and furnished benefitting from good levels of natural light and has an open plan, efficient floorplate suitable for a range of occupiers. The Ground floor benefits from a self-contained entrance off City Road and has an extensive frontage providing excellent branding opportunities.

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  | Availability |
|--------|-------|--------|--------------|-----------------------|------------------------|-------------|-------------|--------------|
| 1st    | 1,298 | 120.59 | £49.50       | £11.73                | £12.19                 | £7,941.60   | £95,299.16  | Available    |
| Ground | 1,733 | 161    | £40.39       | £17.76                | £12.19                 | £10,158.27  | £121,899.22 | Available    |
| Total  | 3,031 | 281.59 | £44.95       | £14.75                | £12.19                 | £18,099.87  | £217,198.38 |              |

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

On application

VAT

Applicable

Contact

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