Light industrial / distribution warehouse
9,582 sq. ft. / 890.2 sq. m.
Rarely available central London warehouse opportunity

TO LET

The Warehouse, 230 City Road, London, EC1V 2QY



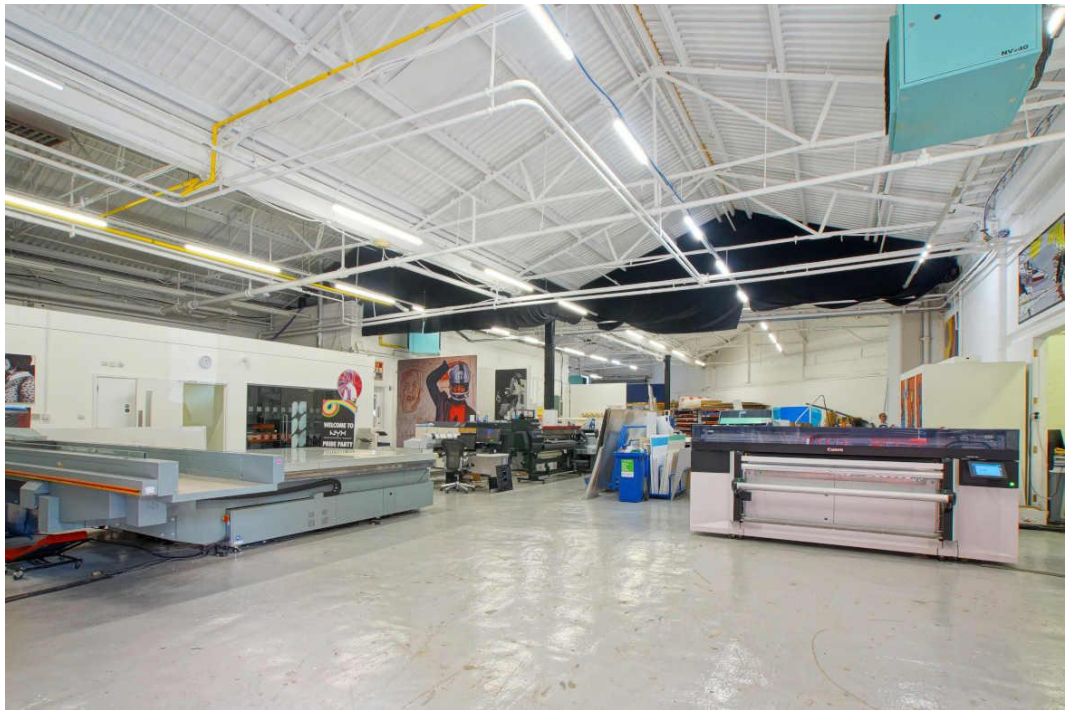
LOCATION

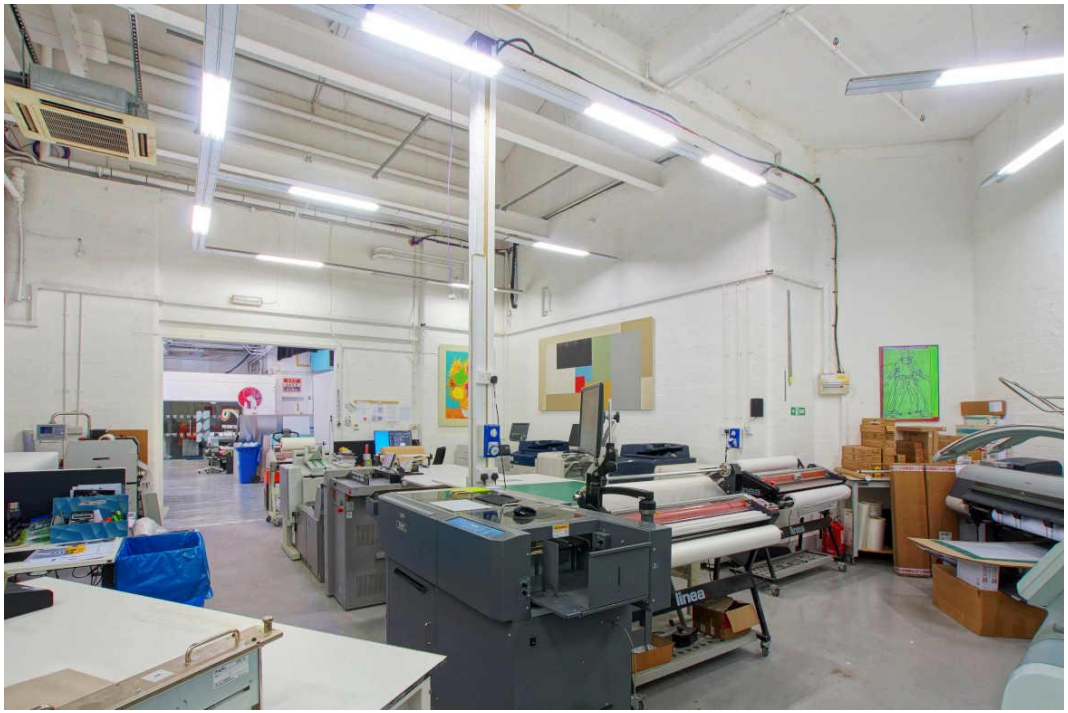
Prominently situated on City Road, the building is located approximately 600m from Old Street Station and is easily accessible via the A1 and A10. The site is perfectly suited for last mile distribution being located just 1.2 miles from the City and 2.2 miles from the West End, the space has access to circa 2.5 million people living within a 5 mile radius.

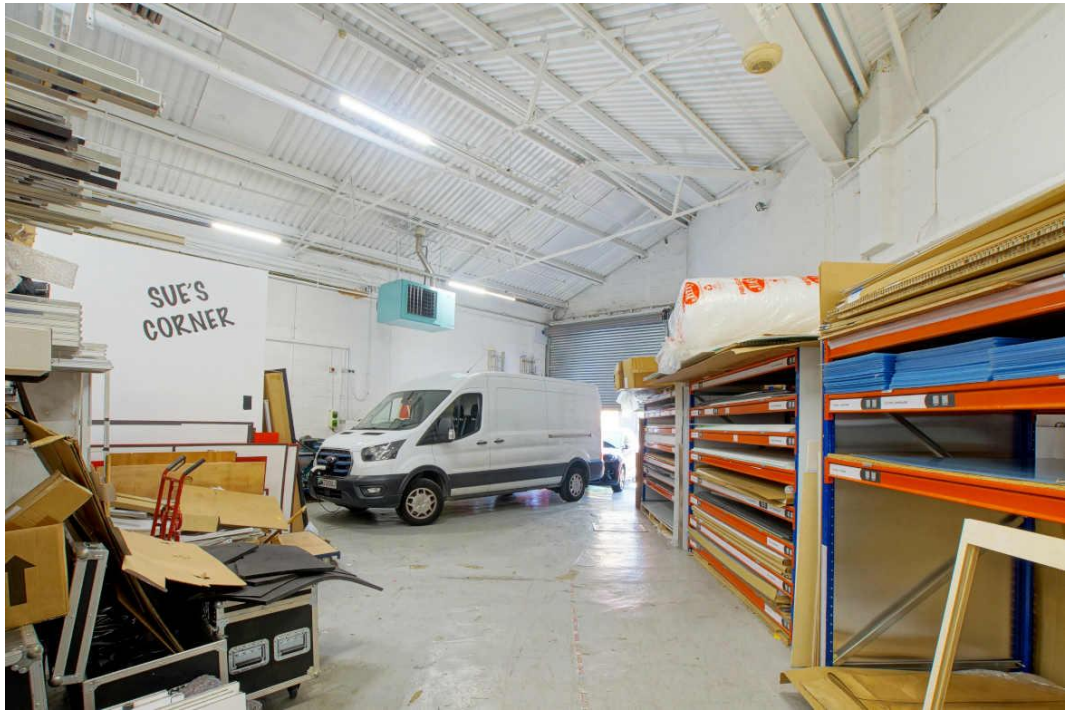
TRANSPORT

Old Street (Underground and National Rail)
Angel (Underground)
Liverpool Street (Elizabeth line, Underground and National Rail)
Various bus routes

Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.

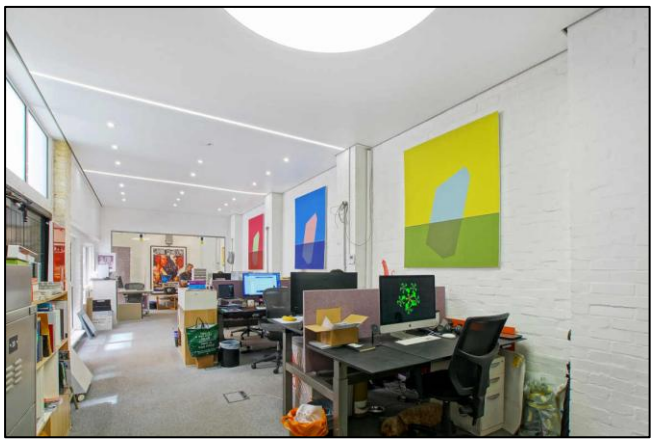





SUE'S
CORNER


DRY MIXED
RECYCLING
Cardboard and Paper
DigiGUARD





DESCRIPTION

230 City Road offers unique warehouse accommodation with roller shutter / loading bay access on Mora Street and Dingley Road as well as via the main building reception.

The warehouse itself is largely open plan with a reception, 4.5m clear internal height, industrial gas heating and cooling in part as well as WCs and showers.

The warehouse will be available from November 2026.

AMENITIES

- Rare Central London warehouse location
- 4.5m clear internal height
- 2 x level access roller shutter doors
- Dedicated reception, kitchen and breakout space
- Ancillary offices with meeting rooms
- WCs & showers

GROSS INTERNAL FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Warehouse	9,582	890.2

LEASE

A new lease is available for term by arrangement

EPC

Rating of C

RENT

Per Annum	Per sq. ft.
£240,000	£25.00

SERVICE CHARGE & BUILDING INSURANCE

The service charge and building insurance payable for the current year 2026 equates to:

Per Annum	Per sq. ft.
£12,712	£1.33

RATES

The rates payable for 2026/27 equate to approximately:

Per Annum	Per sq. ft.
£98,400	£10.26

Interested parties should verify this information with the London Borough of Islington.

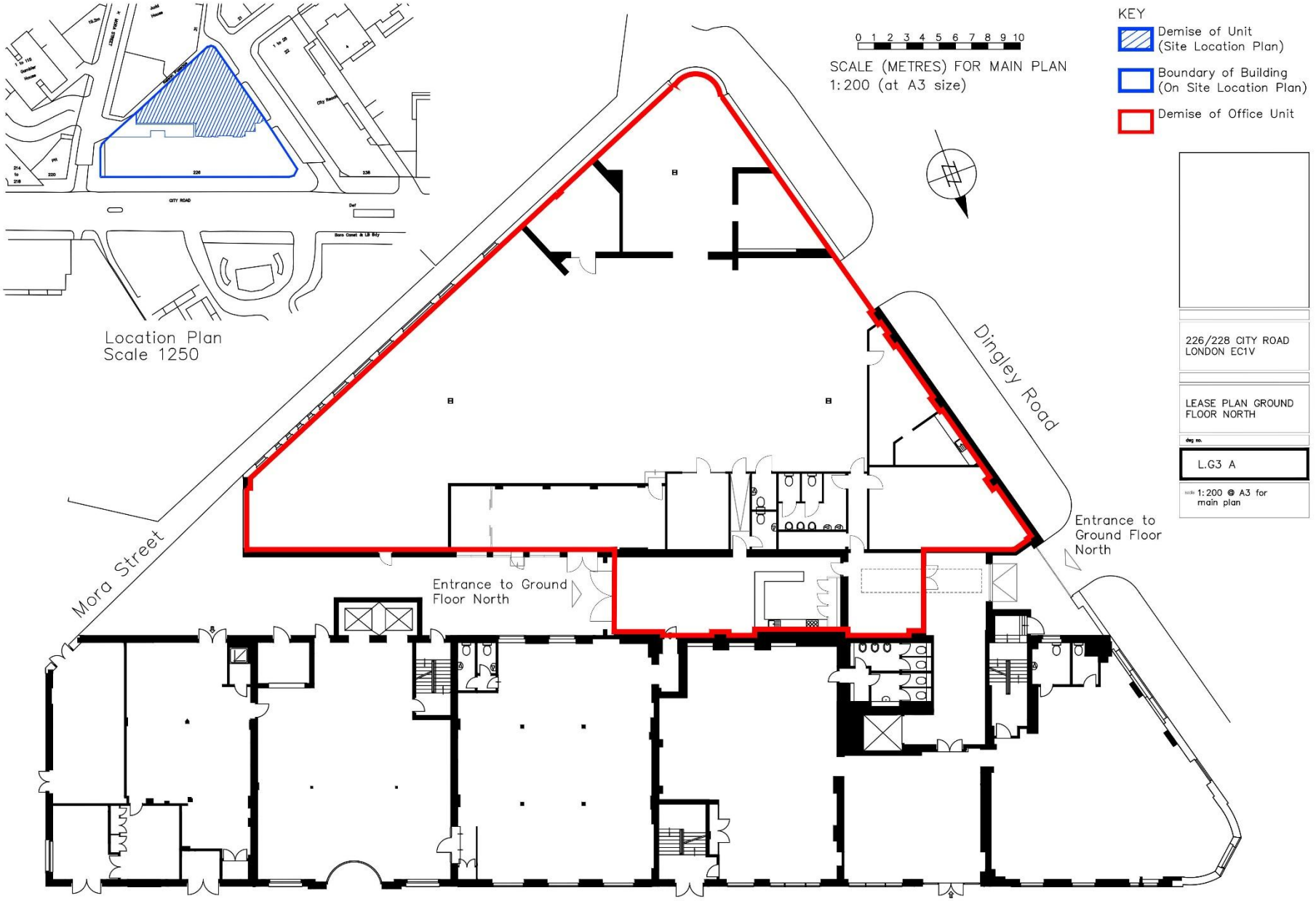
PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Stephen Page
spage@antonpage.com

RUBIX 020 7205 2025


Location Plan
Scale 1250
0 1 2 3 4 5 6 7 8 9 10
SCALE (METRES) FOR MAIN PLAN
1:200 (at A3 size)
KEY
Demise of Unit
(Site Location Plan)
Boundary of Building
(On Site Location Plan)
Demise of Office Unit
Dingley Road
Mora Street
Entrance to Ground
Floor North
Entrance to
Ground Floor
North
226/228 CITY ROAD
LONDON EC1V
LEASE PLAN GROUND
FLOOR NORTH
dwg no.
L.G3 A
scale 1:200 @ A3 for
main plan