

Commercial Office Space
9,340 sq. ft. / 867.7 sq. m.

Newly refurbished office floor in a historic Victorian warehouse

TO LET

230 City Road, London EC1V 2QY



LOCATION

Prominently sitting on City Road, the area around Old Street Roundabout has become the heart of London's vibrant tech scene, with a diverse community of established market leaders and innovative start ups.

TRANSPORT

Old Street (Northern line and National Rail)

Angel (Northern line)

Liverpool Street (Elizabeth, Central, Circle, Hammersmith & City and Metropolitan lines and National Rail)

Santander Cycle

Various bus routes



DESCRIPTION

A large single floor plate of 9,340 sq. ft. with large windows on both elevations.

Situated on the first floor of this original Victorian warehouse building, the floor is undergoing a comprehensive refurbishment ready for occupation in Q2 2026.

The building benefits from a large entrance and a new extensive cycle facility with over 100 racks, showers and lockers.

AMENITIES

- Newly refurbished single floor
- Original barrelled ceilings
- Air conditioning
- New power & data cabling
- Fully accessible raised floor
- New male & female WCs
- Showers & changing area
- Building commissionaire
- Two passenger lifts
- Goods lift
- Extensive bicycle storage

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	9,340	867.7

LEASE

A new flexible lease is available

RENT

Per Annum	Per sq. ft.
£368,930	£39.50

SERVICE CHARGE

The service charge payable for the current year 2025 equates to:

Per Annum	Per sq. ft.
£51,370	£5.50

BUSINESS RATES

The rates payable for 2025/26 equate to approximately:

Per Annum	Per sq. ft.
£136,950	£14.66

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

PLEASE CONTACT

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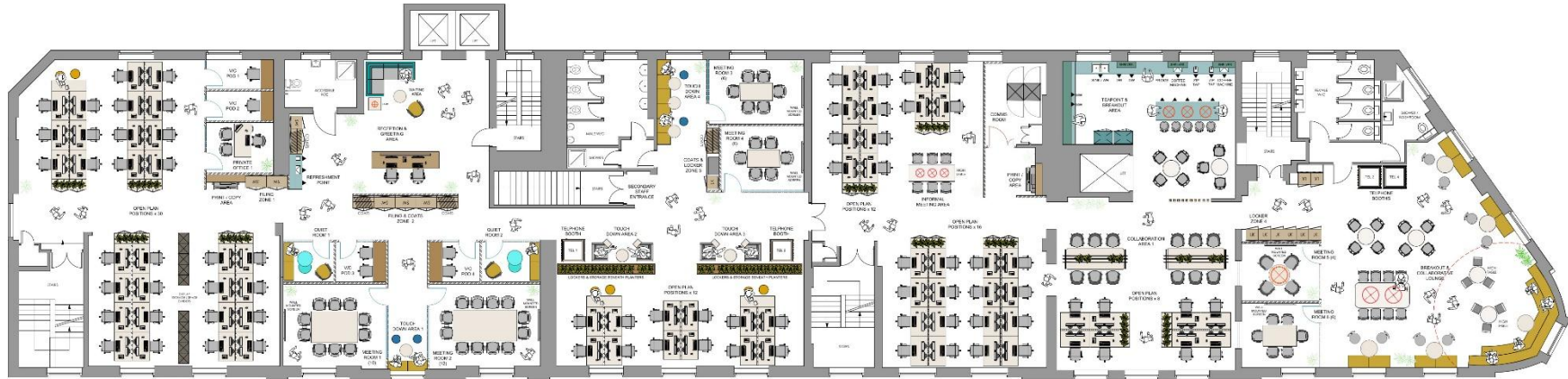
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LAYOUT PLANS

Lower Density – 81 desks



Higher Density – 104 desks

