

**361- 373 CITY
ROAD, ECI**

5,251 SQ FT
FULLY-FITTED VALUE OFFICE SPACE NEAR
ANGEL STATION ON FLEXIBLE TERMS
ISLINGTON ECI



ANYTIME FITNESS

373

361





DESCRIPTION

The available accommodation comprises of the entire fifth floor which benefits from dual-aspect windows, excellent natural light, a kitchenette and beautiful parque flooring. The building has a recently refurbished reception area.

The floor offers exceptional value and would be well-suited to a range of occupiers.

AMENITIES



24 HOUR SECURITY



FIBRE OPTIC



AIR CONDITIONING



MEETING ROOMS



BIKE RACKS



EXCELLENT NATURAL LIGHT



PRIME LOCATION



EXCELLENT TRANSPORT LINKS



COURTYARD

EXCELLENT VALUE OFFICE SPACE NEAR ANGEL TUBE STATION



TRANSPORT

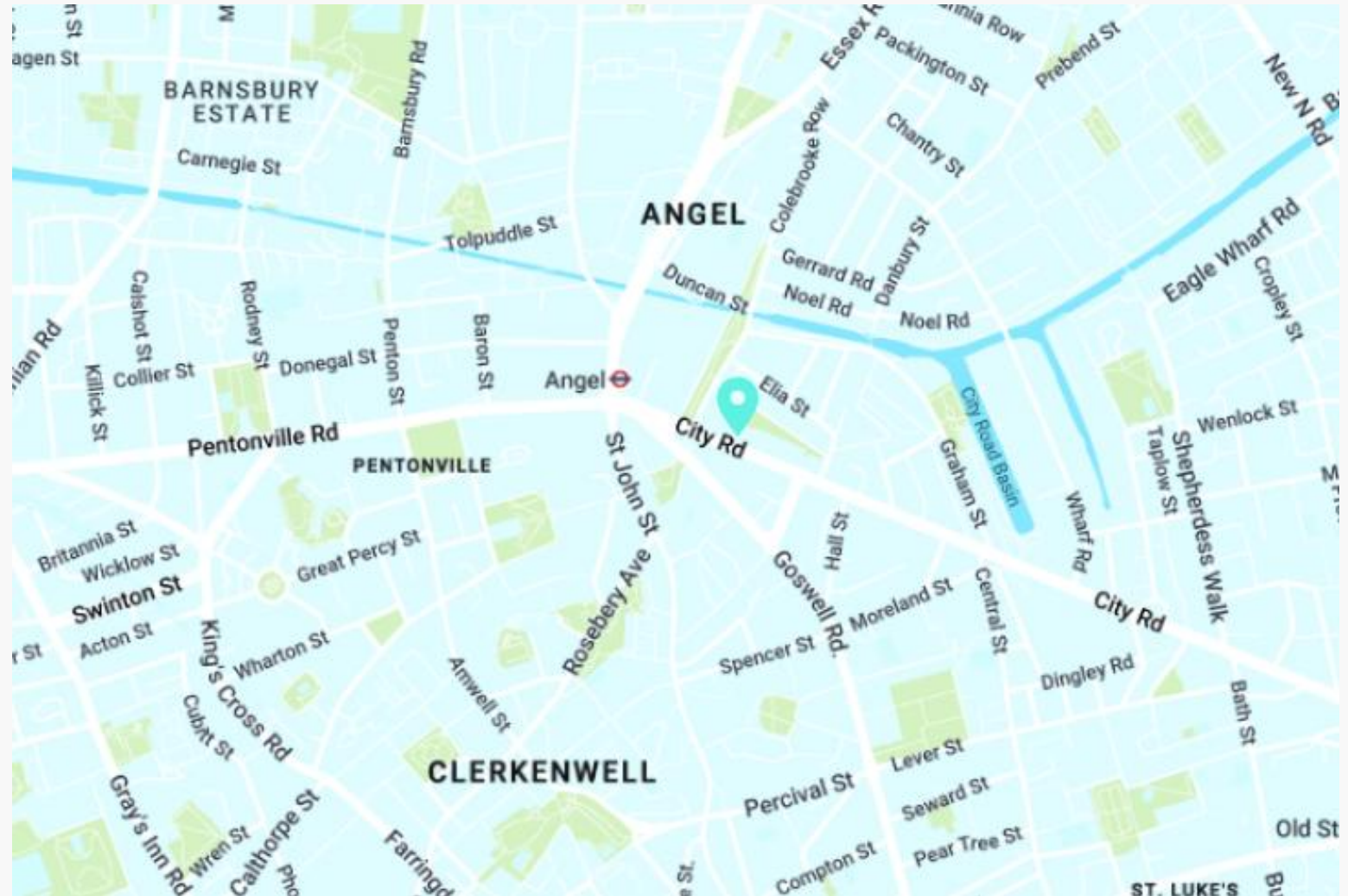
Angel – 2 mins



Old Street – 18 mins



LOCATION



AREA

The building is situated on the north side of City Road, close to the junctions with Colebrooke Row and Wakeley Street. Angel Underground station (Northern line) is situated within a two-minute walk, and numerous bus routes operate in the immediate vicinity into the City and West End of London. The building is also within walking distance of Clerkenwell to the south, and Old Street to the south east.

AVAILABILITY

FLOOR	SIZE (SQ. FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
5th	5,251	Available	£19.50	£14.64	£8.00	£18,440

LEASE

Available by way of a new lease to be contracted outside the Landlord and Tenant Act until November 2027.

TIMING

Available immediately

CONTENT

View on our website



RATES

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

VAT

VAT is applicable.

VIEWINGS VIA JOINT SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

STRETTONS

020 8520 9911
www.strettons.co.uk

TEAM



OLI COHEN
PARTNER
oc@belcor.london
07740 110 063



LUCY STEPHENS
DIRECTOR
ls@belcor.london
07789 843 729

020 7375 3444
www.belcor.london