

# ELLIS BROWN

## OFFICE 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 sq ft



Ellis Brown  
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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.

### 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	£10.82	£12.19	£7,843.17	£94,117.98	Available
<b>Total</b>	<b>1,298</b>	<b>120.59</b>	<b>£49.50</b>	<b>£10.82</b>	<b>£12.19</b>	<b>£7,843.17</b>	<b>£94,117.98</b>	

### 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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