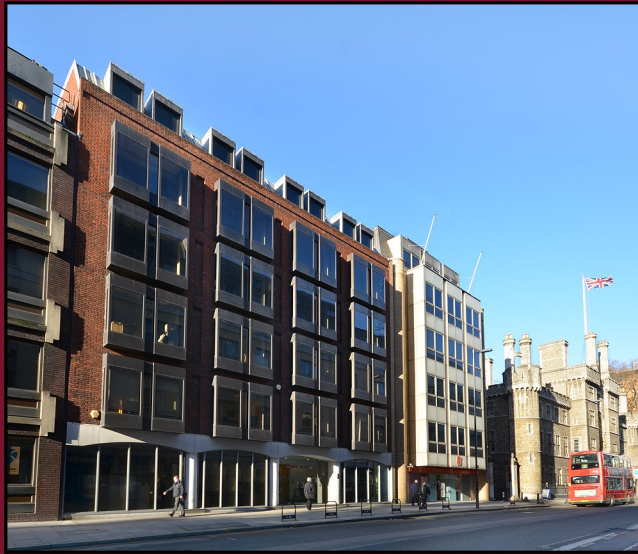


The view from the refurbished 1950 sq ft office suite at
30 CITY ROAD, LONDON EC1





Reception - image shows the 2015 refurbishment



Image shows the 2015 refurbishment



Image shows the 2015 refurbishment

30 City Road is to be upgraded during 2020. The 2nd floor office suite has just been refurbished to provide open plan, redecorated and recarpeted space with a total net floor area of 1950 sq ft.

LOCATION

The building is situated just north of Finsbury Square and only a few minutes walk from the Old Street Roundabout.

Nearby Underground Stations include Old Street, Moorgate and Liverpool Street (Crossrail shortly).



AMENITIES

- Refurbished offices and common parts
- Excellent manned entrance foyer
- 2 automatic passenger lifts
- Air conditioned
- Trunking for power through screed
- Recarpeted
- Redecorated
- Metal ceilings with new inset fluorescent lighting
- Magnificent views over HAC Ground
- Refurbished toilets

RENT

£112,000 per annum (£57.44 per sq ft), exclusive of rates, service charge and VAT.

RATES

For the Rating Year 2020/2021, the rates payable are £41,762 per annum (£21.42 per sq ft).

SERVICE CHARGE

The service charge is to be capped at £13 per sq ft.

LEASE

A new sub-lease for a term expiring in April 2024, excluding Sections 24 to 28 of The Landlord & Tenant Act, 1954, Part II.

EPC

The current EPC expires in December 2024 and is in Category E104.



VIEWING

Strictly through sole agent:
The Allan Messing Consultancy.

Contact Allan or Marilyn on
020 7323 1213.