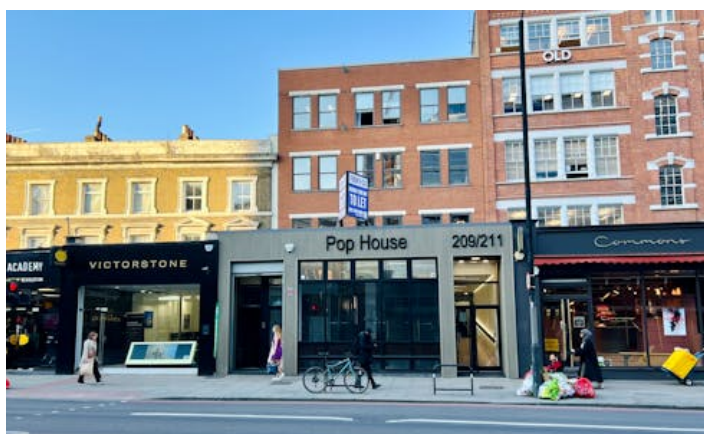
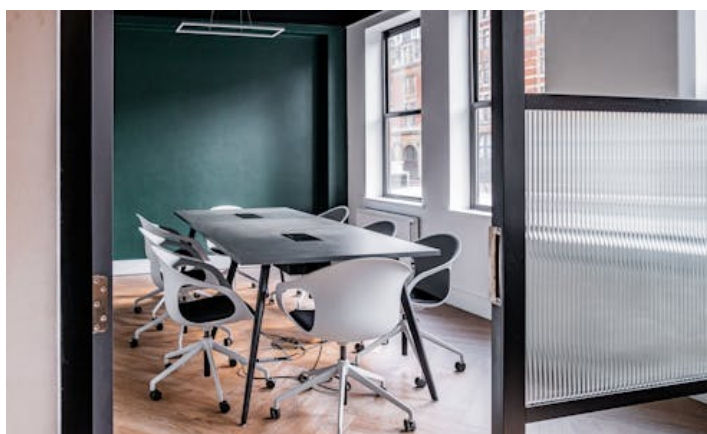


ELLIS BROWN

OFFICES 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 - 3,031 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

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agency@ellisbrowncommercial.com

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1,298 - 3,031 sq ft

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
Ground	1,733	161	£40.39	£20.36	£12.19	£10,533.75	£126,405.02	Available
Total	3,031	281.59	£44.95	£15.59	£12.19	£18,376.92	£220,523	

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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