

# 3rd and 4th Floors, Gilray House, 146-150 City Road, Old Street, London, EC1V 2LN

## **TO LET**

**Managed Office / Office / Serviced  
Office**

**2,559 to 2,643 sq ft / 237.7 to 245.5  
sq m**

**£33,054 - £34,139 per month**

# Design-led managed offices near Old Street with meeting rooms, breakout space & premium workspace infrastructure.



- Fully managed self-contained office floors
- Moments from Old Street Station & Silicon Roundabout
- 24 desks per floor with breakout and lounge areas
- Private meeting rooms and phone booths included
- Fully fitted kitchens, lockers and shower facilities
- Exposed services and excellent natural light throughout
- Pet-friendly building with 24/7 access

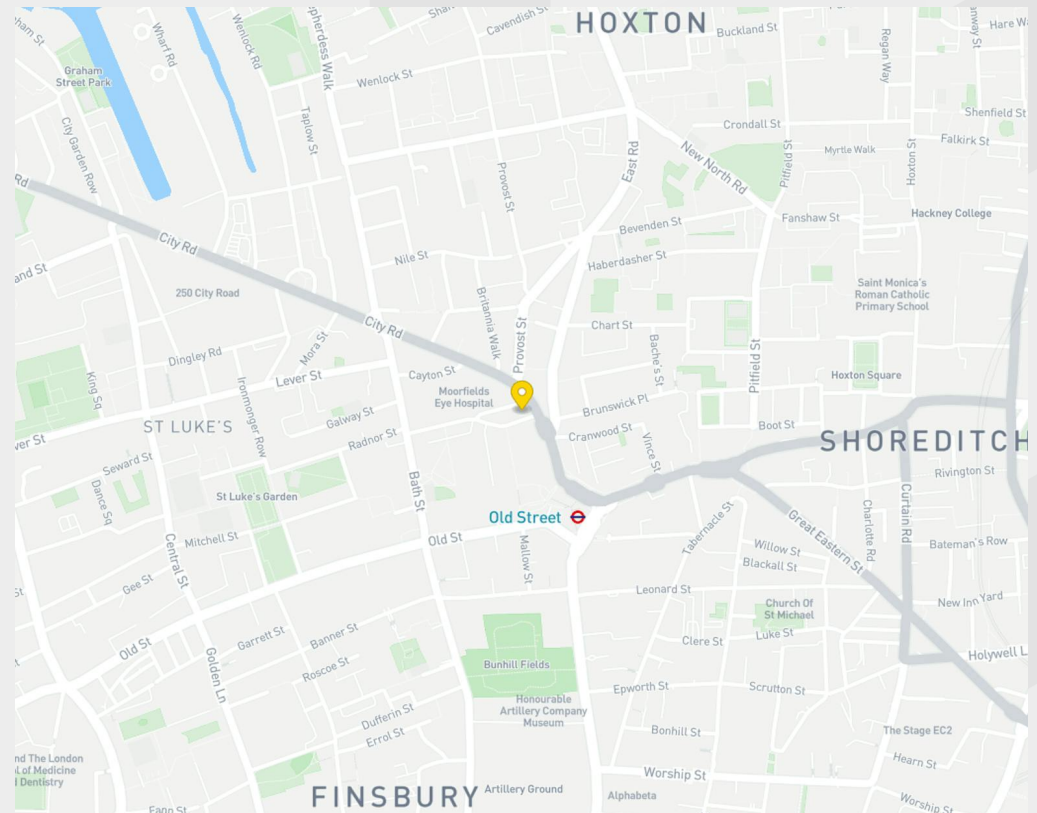


## Description

Gilray House offers beautifully designed managed workspace in the heart of London's thriving tech and creative district, just moments from Old Street Station and Silicon Roundabout. The available 3rd and 4th floors provide fully fitted self-contained offices, each designed around 24 workstations with dedicated collaboration areas, meeting rooms, phone booths and breakout space. Both floors benefit from contemporary interiors, exposed services, excellent natural light and fully equipped tea points, alongside shower facilities, lockers, high-speed connectivity and 24/7 access.

## Location

Located on City Road, Gilray House sits in the heart of Old Street's established tech and innovation district, surrounded by cafés, restaurants, fitness studios and creative businesses. Old Street Station is approximately a two-minute walk away, while Moorgate, Liverpool Street and Shoreditch High Street are all within easy reach, providing exceptional connectivity across London.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
3rd - 24 Desks	2,559	237.74	£33,054 /month	n/a	n/a	Available
4th - 24 Desks	2,643	245.54	£34,139 /month	n/a	n/a	Available

Availability above often shows just the smallest and largest options available at the time of writing. Various other sizes may be available, please get in touch to find out more. Availability is subject to change. Prices quoted are a guide price pcm, exclude VAT and are subject to contract.

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Fitted

### Contacts

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### did you know?

Our in-house team specialises in sourcing similar opportunities. If this option isn't quite right, or you'd like to explore further availability within the building or wider area, please get in touch using the details provided.



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