



STRETTONS

EST 1931

# 5th Floor, 361-373 City Road, Islington, London, EC1V 1LR

**TO LET**

Office

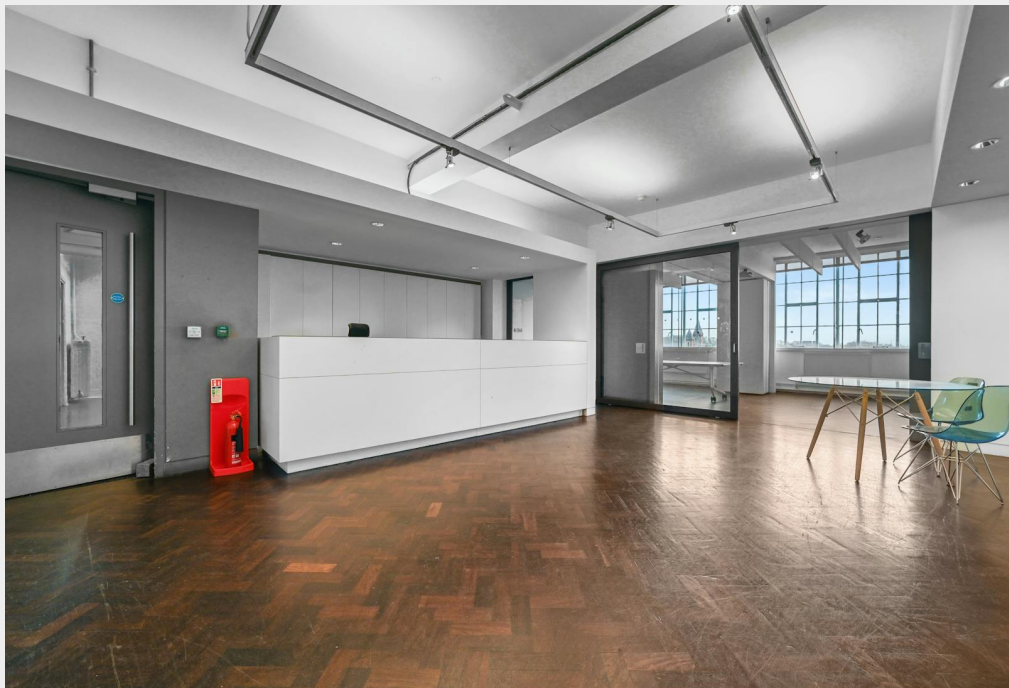
5,251 sq ft / 487.8 sq m

£13 per sq ft

# Excellent Value Office Space Near Angel Tube Station



- Passenger lift
- Superb natural light
- Meeting rooms
- Fitted kitchen
- Car parking spaces available
- Private WCs
- Comfort cooling and heating
- Flexible terms available until November 2027

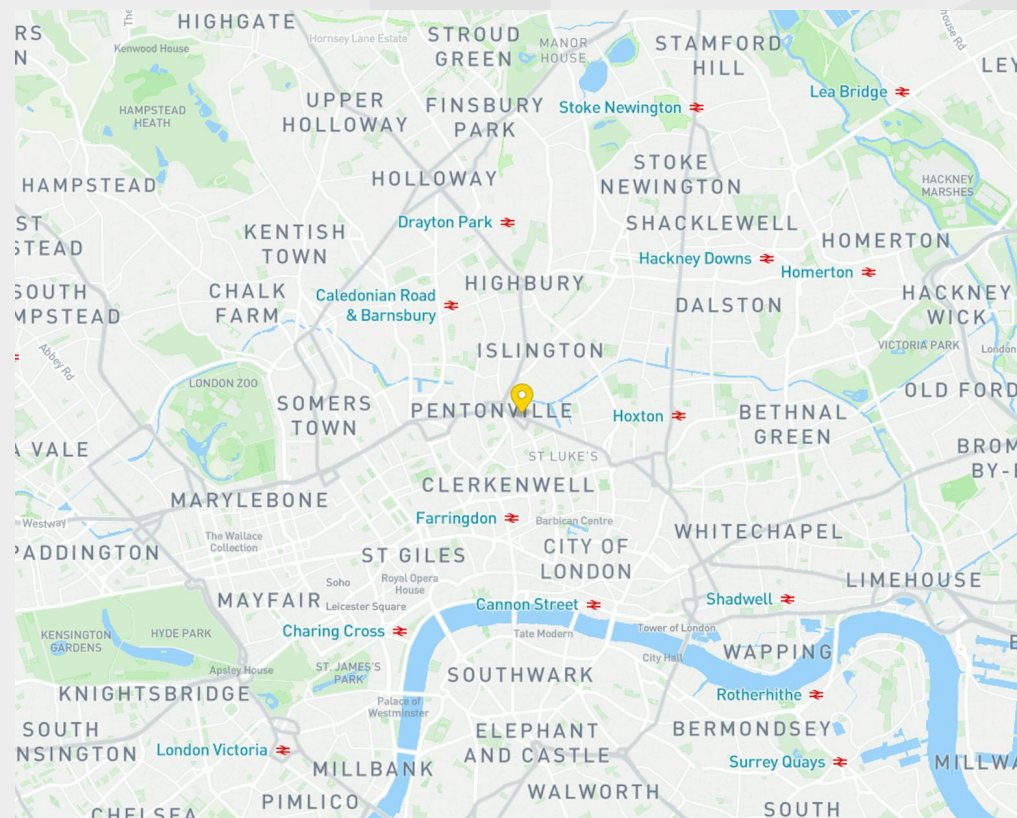


## Description

The available accommodation comprises the entire fifth floor which benefits from dual-aspect windows, excellent natural light, and access to a newly refurbished reception area. The floor offers exceptional value and would be well-suited to a range of occupiers. Flexible terms available.

## Location

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 three-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.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
5th	5,251	487.83	£13	£15.64	£8.50	£16,251.85	Available

### Tenure

New Lease

### EPC

E

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Joel Barnes  
07974 625 109  
joel.barnes@strettons.co.uk

Tom Schwier  
07583 037 559  
tom.schwier@strettons.co.uk

Joe Meisel (BELCOR)  
0207 375 3444  
jm@belcor.london

Lucy Stephens (BELCOR)  
ls@belcor.london



### Further Information

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