



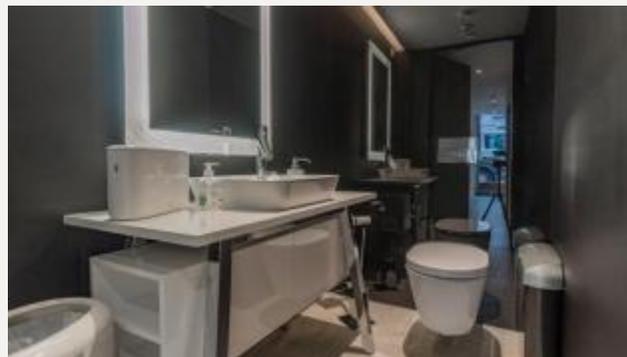
- Aldridge Wealth 5
- Argus Vickers 4
- Aldridge Education 3
- Warwick Estates 2
- CornerStone 1
- Iron Box B

CITY 8 ROAD

Susskind.

8 City Road, EC1Y

8 City Road has been architecturally designed with new media style offices having views of Finsbury Square and the City. There are also fantastic views of the HAC grounds to the rear of the property. The ground floor is divided into a number of small meeting rooms/office suites available by separate arrangement. The building also benefits from a communal meeting room, kitchen and breakout space, in addition to a communal terrace on the 1st floor.



The fifth and sixth duplex unit is offered as a combined space, providing the advantage of a modern fully-fitted kitchen, self-contained WC facilities, and exclusive access to two private rooftop terraces.



The second and third floors have been recently redecorated and thoughtfully designed as open-plan spaces, creating a bright and versatile environment. Both floors benefit from an abundance of natural light, while offering impressive views over the HAC, making them ideal for a wide range of occupiers.



8 City Road, EC1Y

Summary

Recently refurbished open plan office space available immediately.

Features

- Modern LED strip lights
- Air-conditioning
- Communal kitchen
- Meeting Rooms
- Passenger lift
- WC's
- Manned reception
- Communal terrace on the 1st floor
- Private rooftop terrace for the 5th/6th floor tenant

Transport

- Old Street
- Moorgate
- Liverpool Street

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

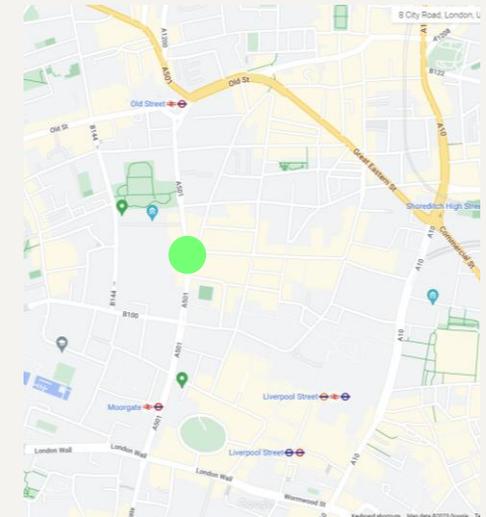
An EPC has been commissioned and has an EPC rating C.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Fifth & Sixth	1,370	£50.00	£15.00	£18.33	£9,513.51	Available
Third	1,436	£42.50	£15.00	£18.17	£9,055.18	Available
Second	1,436	£42.50	£15.00	£17.88	£9,020.47	Available
Total	4,242	-	-	-	£27,589.16	

*Interested parties should make enquiries with the local authority.

Map



8 City Road, EC1Y

Viewing via joint agents

For further information and inspections please contact joint agents:

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Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



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