

# Oliver House, 51-53 City Road, 32 Oliver's Yard, Old Street, EC1Y 1AU

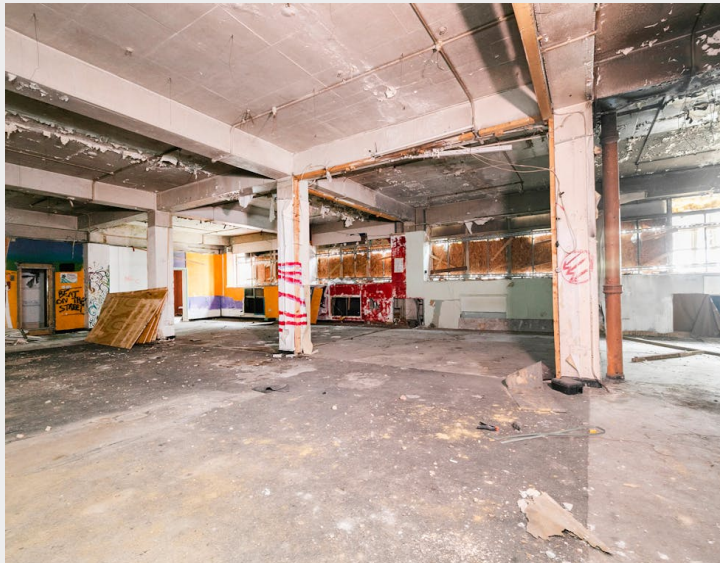
## TO LET

Class E Retail / Leisure / Office

14,046 sq ft / 1,304.9 sq m

£55 per sq ft

# A Self Contained Commercial Building in Old Street's Creative & Tech district, offered with full vacant possession.



- Prime Old Street location within London's Creative & Tech hub
- Close to Old Street, Moorgate & Liverpool Street stations
- Excellent connectivity via Elizabeth line, Underground & National Rail
- Triple aspect natural light
- To be fitted out to brand new Cat-A office
- All Class E uses considered, inc gym, retail, leisure, and medical
- Surrounded by cafés, markets, gyms, and green spaces

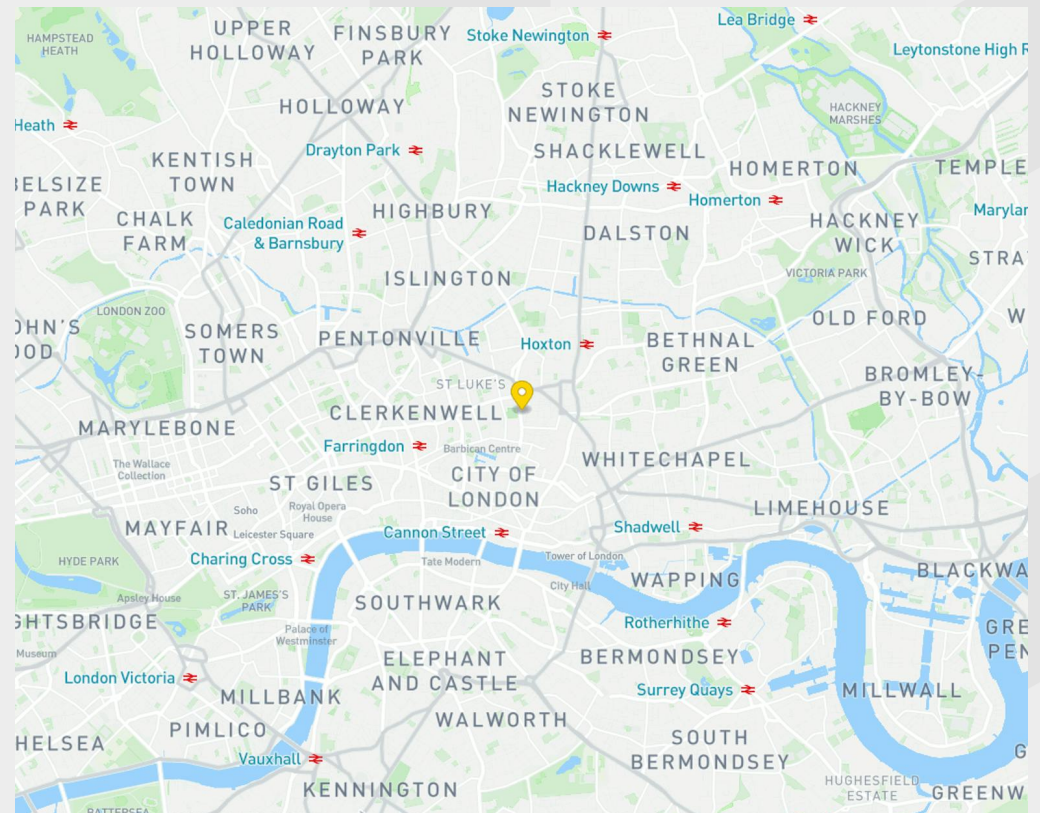
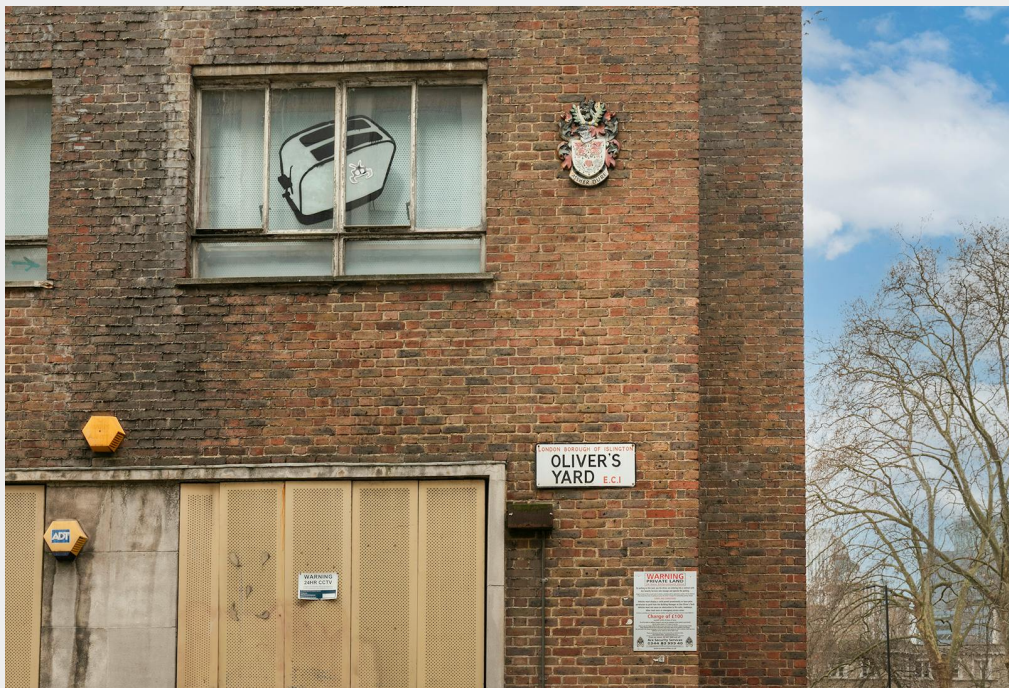


## Description

Oliver House comprises of 14,036 sq ft (1,304 sq m) GIA, arranged over basement, ground and two upper floors. The building offers floorplates of circa 3,500 sq ft, benefitting from triple aspect natural light. The property is available with full vacant possession, and is to be fitted out to Cat-A office specification, however all other Class E uses would be considered, including gym, retail, leisure, and medical.

## Location

Oliver House occupies a prominent position on the eastern side of City Road, between Old Street and Finsbury Square, placing it at the centre of London's established Creative and Tech district. The immediate area offers a wide range of amenities including Whitecross Street Market, independent coffee shops, fitness facilities and rare open green spaces such as Hoxton Square and Finsbury Square. The location is further enhanced by nearby restaurants, cultural venues and private members' clubs, making it a highly desirable environment for occupiers.



## Accommodation / Availability

Unit	Sq ft	Sq m	Total month	Availability
2nd	3,598	334.27	£16,490.83	Available
1st	3,587	333.24	£16,440.42	Available
Ground	3,556	330.36	£16,298.33	Available
Basement	3,305	307.04	£15,147.92	Available
<b>Total</b>	<b>14,046</b>	<b>1,304.91</b>	<b>£64,377.50</b>	

### Tenure

New Lease

### EPC

A

### VAT

Upon enquiry

### Configuration

Not Fitted

### Contacts

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#### Further Information

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