



30 City Road, London EC1Y 2AY

TO LET

Fully Fitted Media Style Office With
Exceptional Views Over HAC Grounds

**2,799 Sq Ft
(260 Sq M)**

DESCRIPTION

The mid-terrace building is constructed with a concrete frame and is finished with a brick and glass facade. The building itself is arranged over 7 floors. The available space is located on the 3rd floor and provides fitted out "media style" office space with a spectacular view over the grounds of the Honourable Artillery Company at the rear of the building.

- ✓ High quality fit out with excellent natural light
- ✓ Exposed air conditioning system & modern LED lighting
- ✓ Private terrace overlooking HAC
- ✓ Manned reception, 24 Hour access & 2 x passenger lifts
- ✓ EPC Rating E
- ✓ Large open plan area



LOCATION

The building benefits from excellent transport links with Old Street, Moorgate and Liverpool Street Stations all within a 10 minute walk.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	2,799	260

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The Business Rates payable are £21.71 per sq. ft per annum, and the Service Charge is £15.57 per sq. ft per annum.

TERMS

Available by way of assignment until 1st March 2021 (outside of S24-28 of L&T Act 1954 (Part II)) at a passing rent of £57.50 per sq ft / £160,942.50 per annum.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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