

4 City Road, London, EC1

****LAST FLOOR REMAINING – 1,377 sq ft****

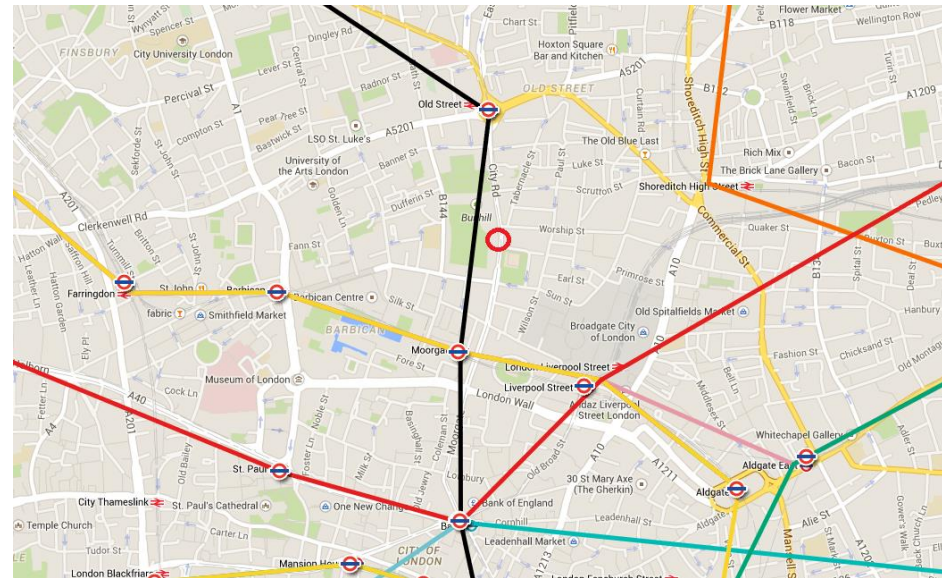


LOCATION

4 City Road is located towards the Southern End of City Road, between the City of London and Silicon roundabout (Old Street). The prominent office is located on the North-Western corner of Finsbury Square opposite the Alphabeta Building, whilst backing onto the HAC.

The property benefits from excellent transport links with Moorgate, Old Street and Liverpool Street (Network Rail and Underground - Northern, Circle, District and Hammersmith & City, Central Lines) all within easy walking distance. Numerous bus routes travel along City Road. Transport links will see further improvement with the opening of the Elizabeth Line (Crossrail) at Moorgate and Liverpool Street.

MAP



CONTACT US

By appointment through joint agents:

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DESCRIPTION

4 City Road is an attractive office building that has been redecorated throughout and provides accommodation arranged over the lower ground, ground and 5 upper floors. The last remaining floor has been recently redecorated, and benefits from open plan office space with good natural light

FLOOR AREAS

FLOOR	SQ FT	SQ M
Ground	1,377	127.9
TOTAL	1,377	127.9

AMENITIES

- Air Conditioning
- Raised Floor
- LG7 Lighting
- Suspended Ceiling
- Kitchen on each floor
- Passenger Lift
- Shower Facilities

TERMS

The floor is available on a new leases for a term certain of 5 years from the freeholder. Leases will exclude the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954, Part II as amended.

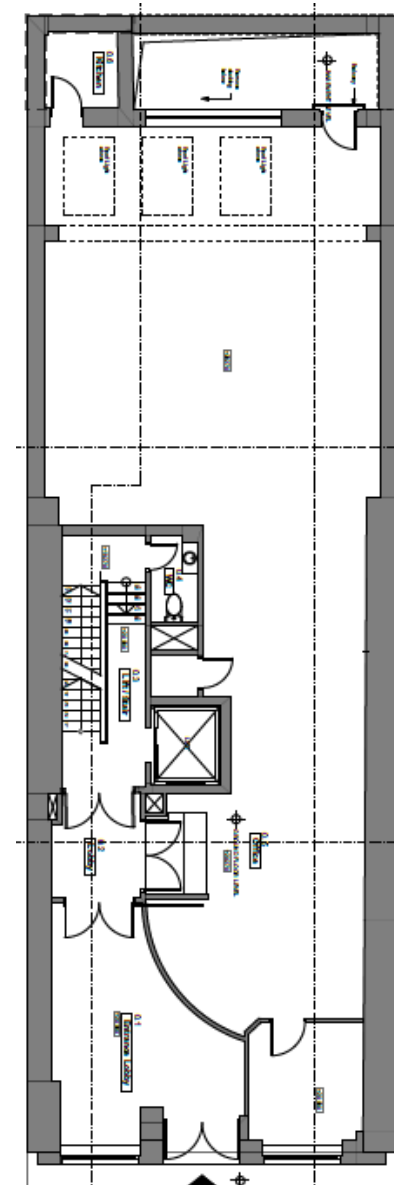
RENT: £43.50 per sq ft per annum
RATES: £12.07 per sq ft per annum (est)
S/CHARGE: £8.50 per sq ft per annum (fixed plus RPI)
VAT: The property is elected for VAT

EPC:
Energy Performance Rating – D
Full EPC available on request

BUILDING IMAGES



FLOOR PLAN



+44 (0) 20 3713 1950

Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecode.co.uk

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