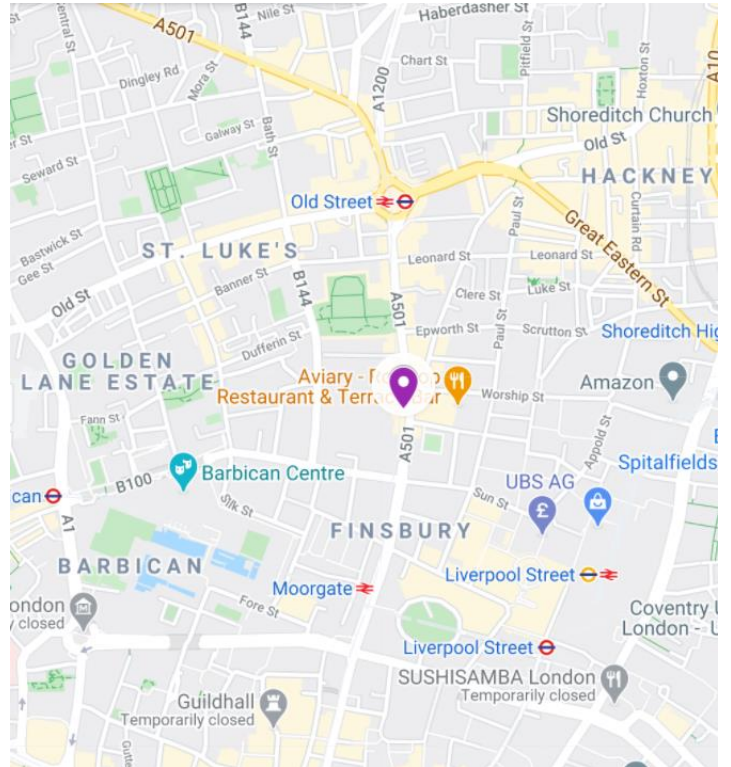




## Offices to Let 4 City Road, London, EC1

1,377 Sq ft

*Ground floor offices with views of the HAC*



### Description

The building is arranged over 7 floors and has recently undergone a refurbishment of the common parts. The ground floor is being refurbished and will benefit from a kitchenette, fibre cabling and small terrace overlooking the Honourable Artillery Company to the rear of the building. The building also benefits from showers and bike rack facilities in the basement.

### Location

The property is located opposite Finsbury Square just to the North of the City of west side of City Road. It is in a pivotal location between the Financial District and the media/tech hub of the Old Street Roundabout.

Old Street station (Network Rail and Underground) and Moorgate are within easy walking distance and offer convenient access to the City and West End. Numerous bus routes travel along Moorgate and City Road.

The area will benefit hugely from the arrival of Crossrail at Finsbury Circus/Moorgate in 2021.

### Availability

FLOOR	SQ FT	Status
Ground	1,377	Coming Soon
<b>TOTAL</b>	<b>1,377</b>	

### Contact us BBG Real Estate Advisers



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Please note this photograph is of the space prior to the previous tenant taking occupation. The accommodation is currently being refurbished

## Amenities

- Media Style office space
- Under refurbishment
- Excellent natural light
- Superb views over HAC
- Terrace (part of refurbishment)
- Fully accessible raised floors
- Recarpeted
- Opening windows for increasing fresh air
- Brand new kitchenette
- Passenger lift
- Refurbished W/Cs
- Shower facilities
- Bike racks



**TERMS:** Available on a new lease direct from the Landlord, for a term to be agreed.

**RENT:** TBC  
**RATES:** £19.79 per sq ft (22/23 est.)

**S/CHG:** c. £8.50 per sq ft plus utilities for running the air conditioning.

**VAT:** The property is elected for VAT.

**EPC:** Available on request.