



TO LET

**124-128 City Road,
London, EC1V 2NJ**

2,015 sq ft

**Fully fitted and ready to
occupy warehouse
offices adjacent to Old
Street Station**



VIDEO TOUR

stirlingackroyd.com



Description

An attractive fourth floor office in this warehouse conversion which provides creative, open plan workspace with large meeting room, kitchen and lift.

The space is available fully furnished including workstations, break out and meeting room furniture

Many of the building's original character features have been retained alongside modern amenities including new air conditioning, new LED light fixtures and new timber flooring. The property also benefits from communal bikes stores in the basement area.

Location

Located on City Road in the heart of Shoreditch, close to Old Street Roundabout. The area offers an ever-changing and eclectic mix of cafés, bars, restaurants and hotels including the Leonard Circus weekly food market.

The building is positioned between four key transport hubs providing excellent links throughout London and beyond, including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations.

Key points

- Fully furnished
- Excellent natural light
- High ceilings
- Air-conditioning
- Passenger lift
- Kitchenette
- B Rating EPC
- Bike Storage available in the lower floor

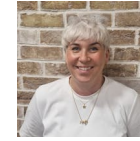




Rents, Rates & Charges

Lease	New Lease
Rent	£42.50 per sq ft
Rates	£15 per sq ft approx
Service Charge	£10 per sq ft
VAT	Not applicable
EPC	B (37)

Viewing & Further Information



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Joint Agents

Strettons (Joint Agent)
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