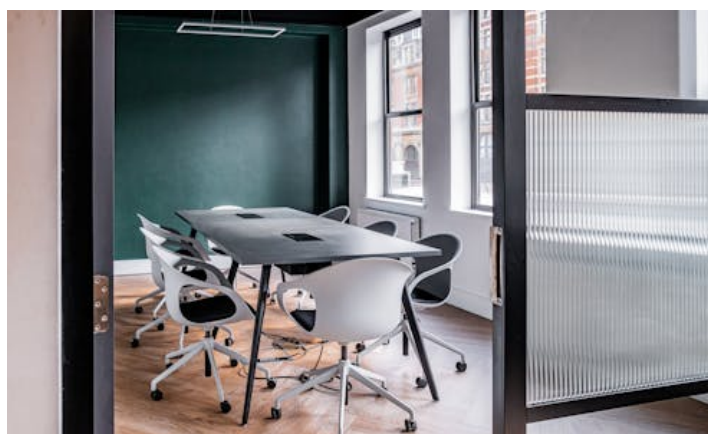


# ELLIS BROWN

## OFFICE TO LET

Pop House offers newly refurbished and fully fitted offices less than 5 minute's walk from Old Street station.

Pop House, 209-211 City Road, EC1V 1JN  
1,280 sq ft



Ellis Brown  
18-20 St. John Street  
London, EC1M 4NX

T. 020 3745 0060  
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract. the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 22/04/2024

# ELLIS BROWN

## OFFICE TO LET

Pop House, 209-211 City Road, EC1V 1JN  
1,280 sq ft

### Description

The building has recently undergone a comprehensive refurbishment with new entrance, common areas and fitted floors. With the 1st and 2nd floors recently let, the 3rd floor remains. The space benefits from good levels of natural light and has open plan, efficient floorplates suitable for a range of occupiers.

### Location

209-211 City Road is a purpose-built office building occupying a prominent position. The area has seen huge investment in recent years benefiting from "Silicon Roundabout" as a hot spot for fast growing tech companies. This growth has brought many of London's trendiest eateries, bars, and retailers creating a dynamic community for any occupier to benefit from.

The building is located to the north of Old Street roundabout. This prime location benefits from unparalleled connectivity to the underground, bus routes, and cycle lanes giving easy connectivity across London.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
1st	1,298	120.59	£49.50	£11.73	£13.78	£8,113.58	£97,362.98	CAT A+	Let
2nd	1,291	119.94	£45	£11.79	£13.78	£7,592.16	£91,105.87	CAT A	Let
3rd	1,280	118.92	£49.50	£19.49	£13.78	£8,828.80	£105,945.60	CAT A	Available
<b>Total</b>	<b>3,869</b>	<b>359.45</b>	<b>£48</b>	<b>£14.34</b>	<b>£13.78</b>	<b>£24,534.54</b>	<b>£294,414.45</b>		

### Features

Newly designed and fully fitted floorplates  
Newly installed fitted kitchenettes  
Air conditioning  
New meeting rooms  
Passenger lift  
Fibre enabled  
Excellent natural light  
New shower facilities

### EPC

On application

### Terms

A new lease is available for a flexible term direct from the freeholder.

### VAT

Applicable

### Contact

Toby Thomas  
07494 292 759  
tthomas@ellisbrowncommercial.com

Tom Latham  
07398 010 223  
tlatham@ellisbrowncommercial.com

### Joint Agents

William Ewing (BDG Sparkes Porter)  
02076291088  
william.ewing@bdgsp.co.uk

Greg Porter (BDG Sparkes Porter)  
020 7629 1088  
gregory.porter@bdgsp.co.uk

# ELLIS BROWN

OFFICE TO LET

Pop House, 209-211 City Road, EC1V 1JN  
1,280 sq ft

