

TO LET - OFFICE

# THE ARC

225 City Road, EC1V 1JT



## Key Highlights

- 11,474 to 130,723 sq ft
- CAT A Office Space
- Highly efficient radiant panel heating & cooling system
- DGNB Certification
- Newly developed
- 100% Electric Power
- BREEAM 'Excellent' / WELL Gold
- 237 Bicycle spaces, Shower & Locker facilities

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## Description

The Arc has been thoughtfully designed by AHMM and will provide 150,000 sq ft of top specification offices, together with retail and residential. The offices will be accessible via two prominent dedicated office entrances on City Road and Shepherdess Walk. The office accommodation occupies Levels 1 to 6 with typical floorplates of 20,000 – 26,000 sq ft and private terraces on Level 5 and a communal terrace on Level 7.

## Location

The Arc occupies a prominent location at the intersection of City Road and Shepherdess Walk, the building is within 500m of Old Street station which is located to south east of the Site. The Bower, The Atlas Building, M by Motcalm Hotel, Eagle House, 250 City Road, Lexicon and Canaletto buildings have all recently completed to introduce new residential and commercial space on City Road. The world renowned Moorfields Eye Hospital is located directly opposite. The area around Old Street Roundabout is known as 'Silicon Roundabout' due to the abundance of technology companies who lead the UK technology industry.

## Accommodation

The accommodation comprises of the following:

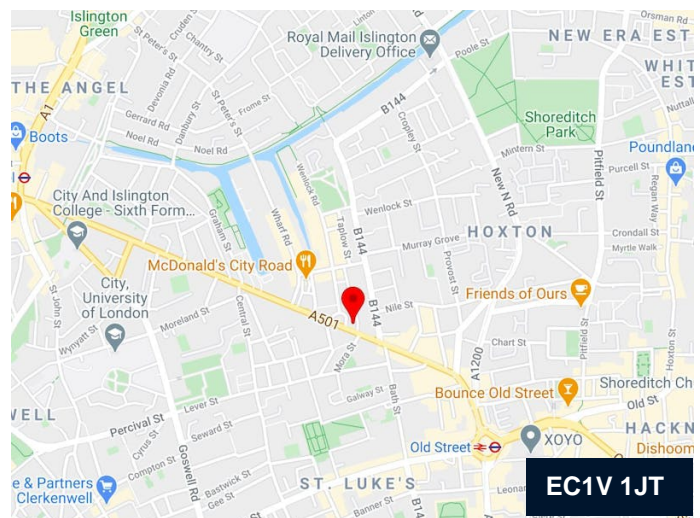
Name	sq ft	sq m	Availability
6th	20,464	1,901.17	Available
5th	20,461	1,900.89	Available
4th	26,108	2,425.51	Available
3rd	26,108	2,425.51	Available
2nd	26,108	2,425.51	Available
1st - part east	11,474	1,065.97	Available
1st - part west	11,805	1,096.72	Let
Ground	5,520	512.82	Let
<b>Total</b>	<b>148,048</b>	<b>13,754.10</b>	

## Viewings

Strictly by appointment.

## Terms

A new lease for a term by arrangement with the landlord.



## Contact

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