

# 4 CITY ROAD

LONDON EC1

Up to 2,277 sq ft of contemporary CAT A and fully fitted office space, available over two floors



# REMODELLED AND STYLISH

4 City Road has been remodelled and refurbished, to offer 6,350 sq ft of contemporary workspace arranged over six floors.

The ground and 4th floors remain available. The 4th floor is fully fitted and furnished and the ground floor benefits from a kitchenette and a private terrace, and both floors have remarkable views of the Honourable Artillery Company grounds.

Facilities include newly refurbished showers and bicycle storage in the basement.

A planning application has recently been submitted for a self-contained entrance to the ground floor.





4TH FLOOR MEETING ROOM

4TH FLOOR OFFICE SPACE



4TH FLOOR OFFICE SPACE & MEETING ROOMS

4 CITY ROAD

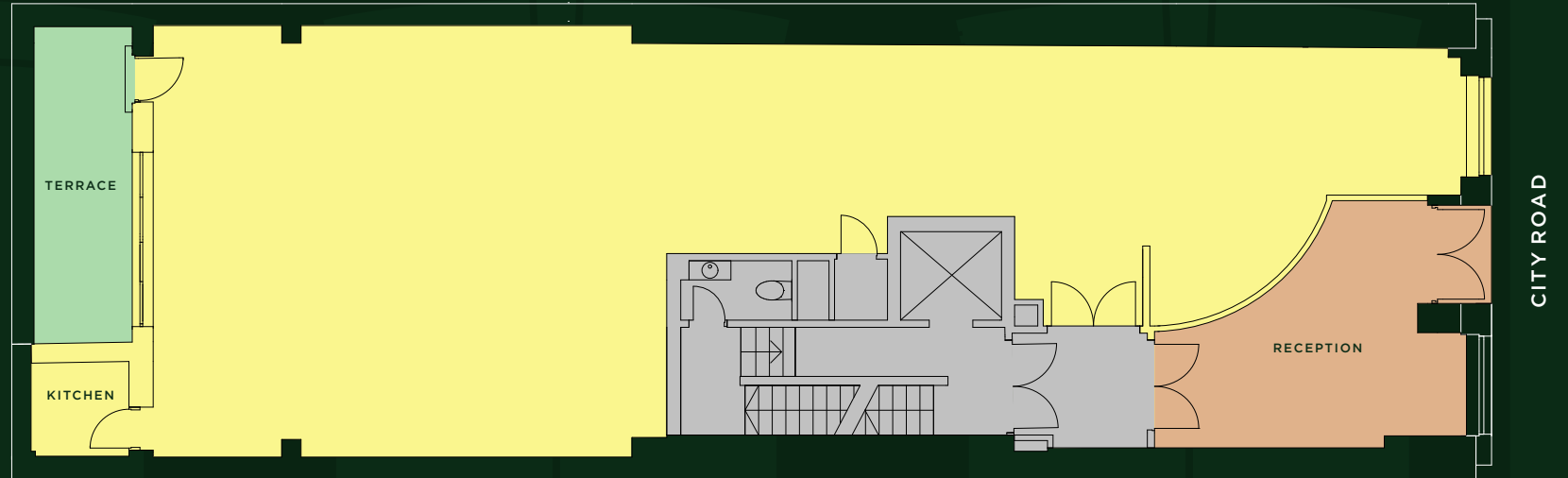
| FLOOR                           | SQ FT | CONDITION    | STATUS    |
|---------------------------------|-------|--------------|-----------|
| 5                               |       |              | LET       |
| 4                               | 900   | Fully fitted | Available |
| 3                               |       |              | LET       |
| 2                               |       |              | LET       |
| 1                               |       |              | LET       |
| <b>GROUND</b> (private terrace) | 1,377 | CAT A        | Available |
| <b>TOTAL</b>                    | 2,277 |              |           |



# FLOOR PLANS

## GROUND FLOOR

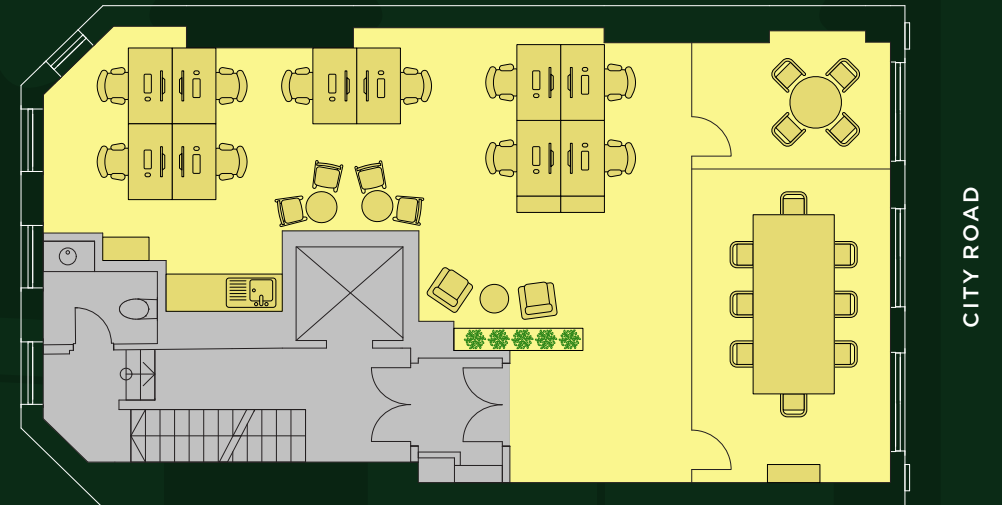
1,377 sq ft



## 4TH FLOOR

900 sq ft

- 10 x Workstations
- 2 x Meeting rooms
- 1 x Kitchenette
- 1 x Breakout area
- 1 x Reception





4TH FLOOR OFFICE SPACE



4TH FLOOR MEETING ROOM

# HIGHLIGHTS



Refurbished and part fitted



Excellent natural light



Superb views over HAC



Private terrace on ground floor



Reception with seating



Fully accessible raised floors



New LED lighting



Opening windows for increased fresh air



Brand new kitchenettes



Passenger lift



Refurbished WC's



Shower facilities and bike storage



GROUND FLOOR VIEW OF THE HAG GROUNDS



GROUND FLOOR TERRACE



4TH FLOOR OFFICE SPACE



# CITY COOL

The building sits equidistance between Old Street and The City. From international street food at White Cross Market to fine dining at Broadgate Circle the location benefits from a huge variety of amenities. For some relaxation, a number of green spaces are near by and occupants are very well connected with numerous stations within walking distance.



AVIARY



WHITECROSS MARKET



FINSBURY CIRCUS



## DINING

1. Monohon Ramen
2. Pasta Nostra
3. Oficina 00
4. Daffodil Mulligan
5. Leonard St Market
6. Flat Iron
7. YAYACAS
8. Sagardi
9. Gloria
10. Padella
11. Lantana
12. Whitecross St Market
13. Aviary
14. Camino
15. Gaucho
16. Jugged Hare
17. The Brewery
18. Dining Rooms
19. Angler
20. Comptair Libanais
21. Yauatcha
22. Eatly
23. Manteca
24. Dishoom
25. The Ivy City Garden
26. Duck & Waffle
27. Sushisamba

## BARS

1. Tayler + Elementary
2. Bounce
3. Hidden Grooves
4. Flight Club
5. Queen of Hoxton
6. Junkyard Golf
7. Seed Library
8. The Botanist
9. Mrs Fogg's
10. Fox Fine Wine & Spirits
11. Serata Hall
12. Finsbury Square Garden

## CAFES

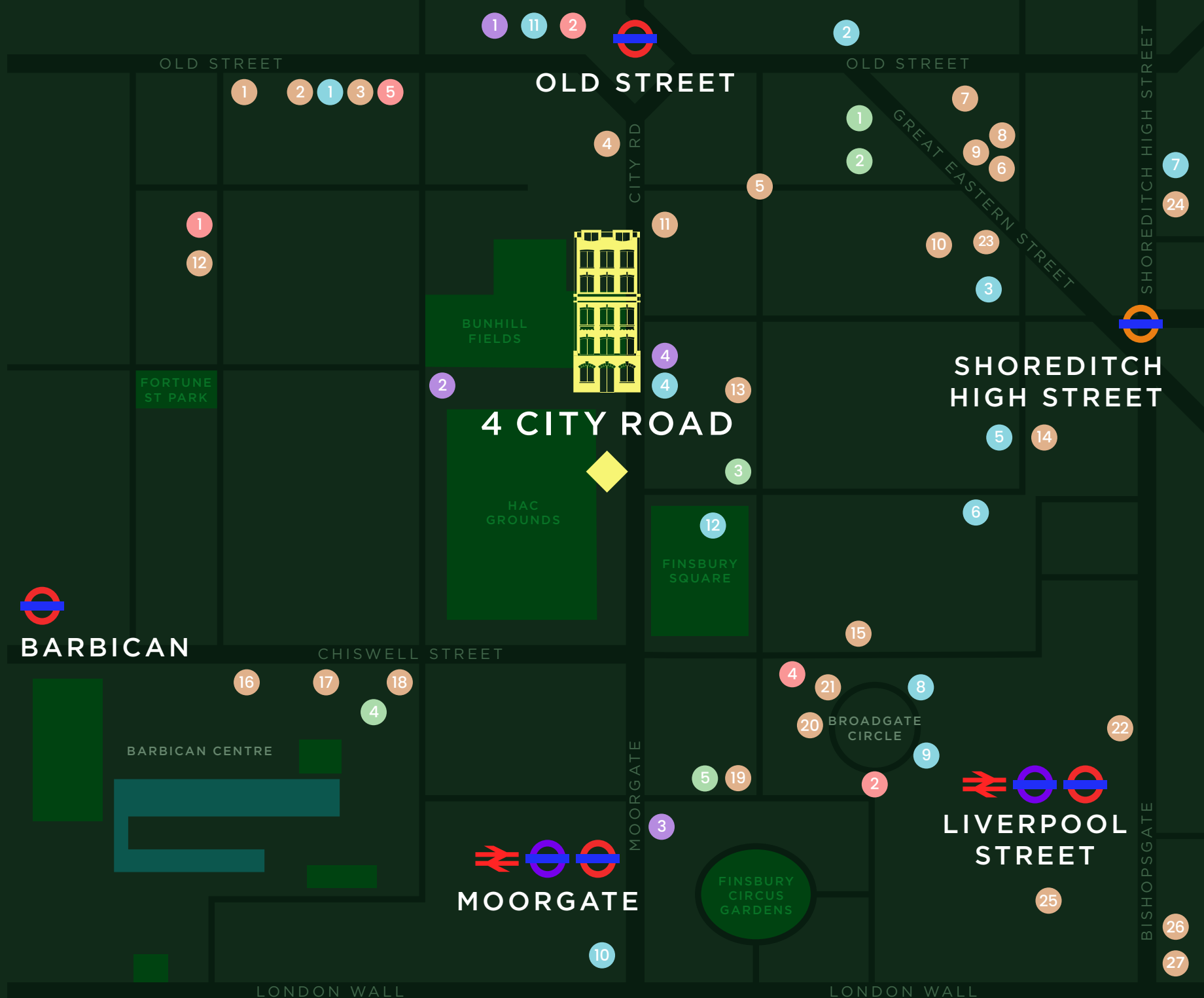
1. FWD: Coffee
2. Grind
3. Redemption Roasters
4. Trade

## HOTELS

1. The Hoxton
2. Nobu
3. Montcalm Royal House
4. The Montcalm
5. South Place

## GYMS

1. Gymbox
2. Virgin Active
3. Third Space
4. Barry's





| FLOOR                           | SQ FT | CONDITION    | STATUS    | RENT (PSF) |
|---------------------------------|-------|--------------|-----------|------------|
| 5                               |       |              |           | LET        |
| 4                               | 900   | Fully fitted | Available | £54.50     |
| 3                               |       |              |           | LET        |
| 2                               |       |              |           | LET        |
| 1                               |       |              |           | LET        |
| <b>GROUND</b> (private terrace) | 1,377 | CAT A        | Available | £59.50     |
| <b>TOTAL</b>                    | 2,277 |              |           |            |

**SERVICE CHARGE (psf.)**

£9.50 (estimate)

**BUSINESS RATES (psf.)**

£17.41 (estimate)



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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. June 2025

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