

OFFICE SPACE WITH VIEWS OF THE HAC

4 City Road, Moorgate, London, EC1

London, EC1Y 2AA

**4,027 sq ft of Fully
Refurbished Media-Style
Office Space with Private
Terraces and Direct Views
Over the HAC**

871 to 4,027 sq ft
(80.92 to 374.12 sq m)

- Superb views of the HAC
- 5th floor fully fitted with 8 desks, 2x meeting rooms & kitchen/break out area
- Private Terraces on Ground floor
- New bike racks
- New showers
- Passenger lift
- Fully accessible raised floors

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Summary

Available Size	871 to 4,027 sq ft
Rent	£54.50 - £59.50 per sq ft
Rates Payable	£17.86 per sq ft
Service Charge	£9.50 per sq ft
EPC Rating	Upon enquiry

Description

The property is arranged over 6 floors and has recently undergone a full refurbishment, including the reception and common parts. The Ground floor, 1st and 2nd all benefit from private terraces, with all floors providing uninterrupted views of the Honourable Artillery Company to the rear of the building. The building further 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 on the 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 both 5 minutes walk and offer convenient access to the City and West End, whilst numerous bus routes travel along Moorgate and City Road.

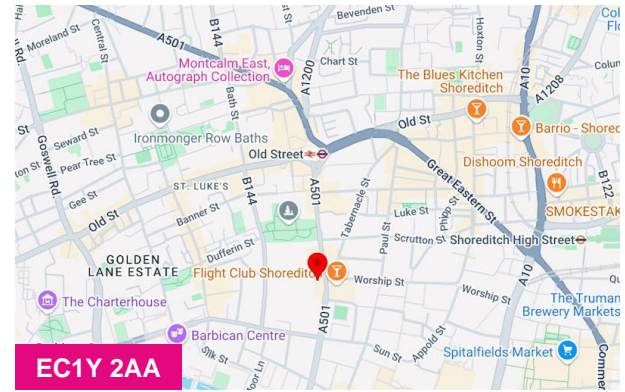
The property further benefits from its proximity to the new Crossrail line at Moorgate.

Accommodation

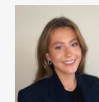
Name	sq ft	sq m	Availability
5th - Fitted	879	81.66	Under Offer
4th	900	83.61	Available
3rd	871	80.92	Under Offer
2nd - Terrace	881	81.85	Let
1st - Terrace	1,445	134.24	Let
Ground - Terrace	1,377	127.93	Available
Total	6,353	590.21	

Specification

- Media Style office space
- Superb views over HAC
- Private terraces on the Ground, 1st & 2nd floor
- Excellent natural light
- Refurbished reception area
- Brand new kitchenettes
- Shower facilities
- Bike racks
- Passenger lift
- DDA Compliant
- Opening windows for increasing air flow



Viewing & Further Information



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