

MEDIA-STYLE PLUG & PLAY OFFICES

30 City Road, Old Street, London, EC1

London, EC1Y 2AB

**Plug & Play offices with
direct views over the HAC -
5 mins from Moorgate &
Old St Stations**

1,833 to 14,709 sq ft
(170.29 to 1,366.51 sq m)

- Plug & play
- Fully fitted 5th floor
- Media Style with exposed services
- 4-pipe fan coil air-conditioning
- LED lighting
- On floor W/Cs
- Showers
- Bike racks
- Manned reception
- 2x passenger lifts

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Summary

Available Size	1,833 to 14,709 sq ft
Rent	£49.50 per sq ft
Rates Payable	£20.71 per sq ft
Service Charge	£16.81
EPC Rating	Upon enquiry

Description

Plug & Play, media-style offices benefitting from direct views over the Honourable Artillery Company's grounds and inclusive of private terraces across some floors. The 5th floor has been fully fitted with 22 desks, 1x meeting room, kitchen/break out area and demised shower/locker facility. The lower floors will be available towards the end of 2025.

Location

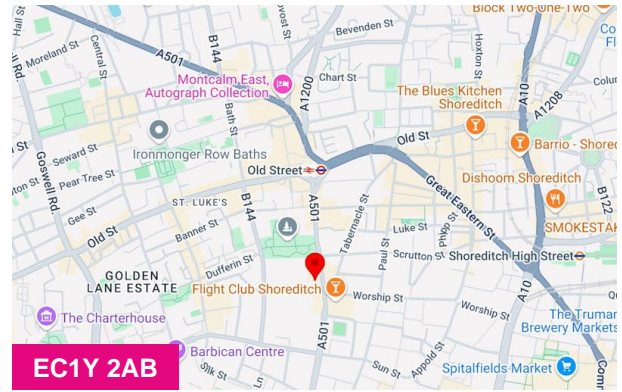
30 City Road occupies a prominent position on City Road between the City and the media & tech hub of Old Street. The building overlooks the Honourable Artillery Company and boasts exceptional views of the playing fields to the rear of the building.

Old Street (Northern Line & National Rail) and Moorgate (Northern, Circle, Hammersmith & City, Metropolitan and The Elizabeth) are within 5min walk from the building.

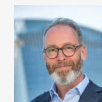
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
5th	1,833	170.29	Available
4th	2,793	259.48	Let
3rd	2,793	259.48	Let
2nd	3,376	313.64	Coming Soon
1st	3,380	314.01	Coming Soon
Ground	3,424	318.10	Coming Soon
Lower Ground	2,696	250.47	Coming Soon
Total	20,295	1,885.47	

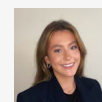


Viewing & Further Information



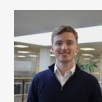
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