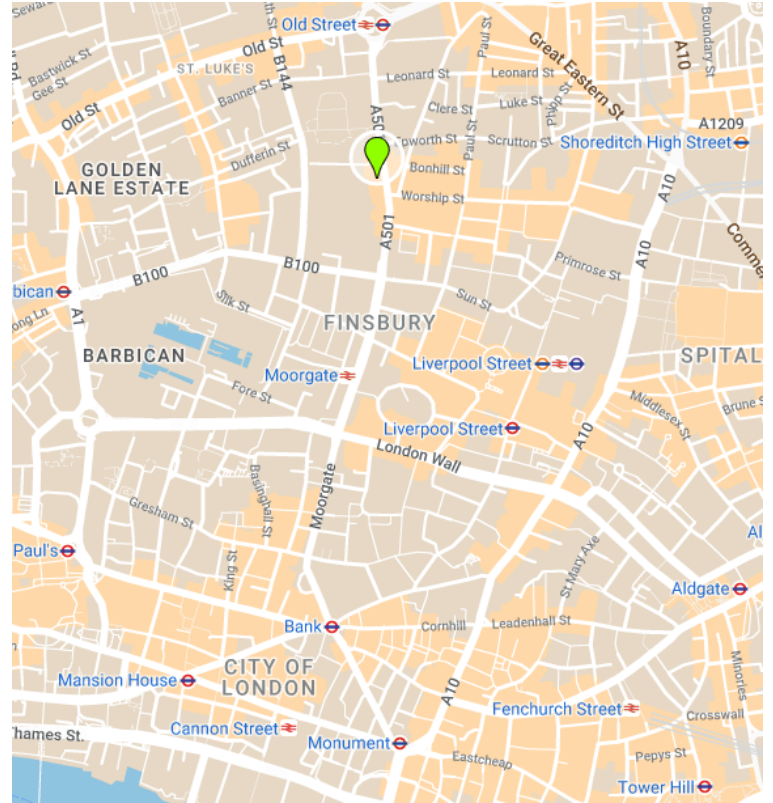


**Offices to Let**  
30 City Road, EC1

2,012 – 7,263 Sq ft

*“Plug & Play” Office Space with  
Superb Views*



## Description

The building has been comprehensively refurbished to provide new end of trip facilities, new remodeled reception and refurbished common parts.

The available floors have also undergone a refurbishment and provide “media style” office space with spectacular views over the grounds of the Honourable Artillery Company to the rear of the building. The 3<sup>rd</sup> and 4<sup>th</sup> floors have private roof terraces.

## Location

The property is located to the North of the City at the southern end of City Road between Finsbury Square and Old Street. The property 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 within easy walking distance and offer convenient access to the City and West End. Numerous bus routes travel along Moorgate and City Road.

Floor	Sq Ft	Status
5 <sup>th</sup>	2,012	Available
4 <sup>th</sup>	2,441	Available
3 <sup>rd</sup>	2,810	Available
<b>Total</b>	<b>7,263</b>	

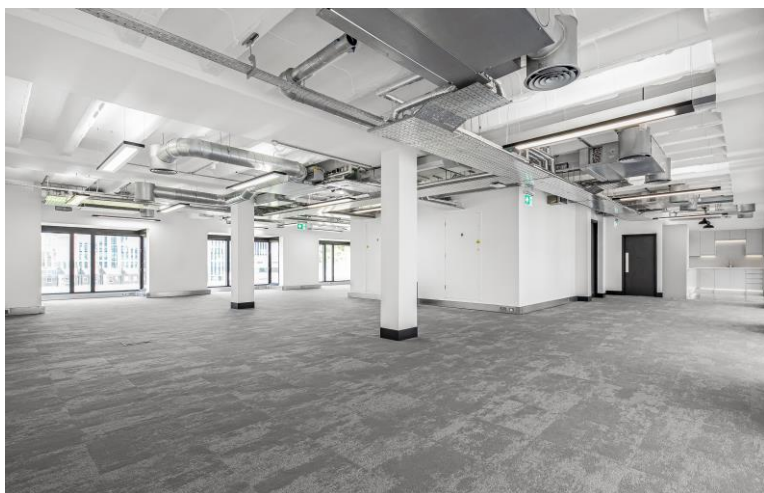
Contact us [bbg real estate london](https://www.bbgregal.com)





## Amenities

- Plug & Play
- Exceptional views over the HAC grounds
- Refurbished “media style” office space
- Modern suspended LED lighting
- Each floor has a brand new kitchen, shower and locker facilities.
- Exposed 4 pipe fan coil air conditioning
- Brand new bike racks on LG floor
- Superb natural light
- 2 x Passenger lifts
- Manned Reception
- 24 hour access



## Terms

<b>TERM:</b>	A new lease for a term by arrangement directly from the Landlord to exclude the Security of Tenure Provisions of the Landlord and Tenant Act 1954, part 2 as amended
<b>RENT:</b>	£58.50 per sq ft
<b>RATES:</b>	£17.32 - £19.83 per sq ft
<b>S/CHARGE:</b>	£12.00 per sq ft
<b>VAT:</b>	This property is elected for VAT
<b>EPC:</b>	(Full EPC available on request)





Floor Plans - [Click here for a virtual tour](#)



Indicative floor plans from brochure



+44 (0) 20 3713 1950

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.