



4th Floor, 22 City Road, London, EC1Y 2AJ

4th Floor, 22 City Road
Top Floor Office Space
Fitted and Furnished

Summary

Tenure	To Let
Available Size	1,495 sq ft / 138.89 sq m
Rent	£49.50 per sq ft
Service Charge	£13.46 per sq ft
Rates Payable	£14.44 per sq ft 2024/2025
EPC Rating	C (61)

Key Points

- Uninterrupted views over the HAC
- High quality fit-out, including boardroom, private offices and modern kitchenette
- Bicycle store and shower
- Excellent natural daylight
- Fully furnished
- Storage (subject to availability)

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Rates Payable	£14.44 per sq ft 2024/2025
Service Charge	£13.46 per sq ft
VAT	Applicable
EPC Rating	C (61)

Description

22 City Road is a well managed and maintained property, offering office accommodation on lower ground, ground and four upper floors. The office accommodation offers efficient, column free space and occupiers have 24/7 access and passenger lift access to all floors. Building amenities include the following:

- lower ground floor storage (subject to availability)
- secure bicycle store
- large modern shower room
- welcoming contemporary reception area

Location

22 City Road is well located sitting equidistant between Old Street and Moorgate underground stations.

A large variety of local amenities can be found in the immediate surrounding areas, which include Finsbury Pavement and Moorgate. These include banks, building societies, coffee shops, eateries and retail outlets.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)
4th	1,495	138.89	£49.50	£14.44	£13.46
Total	1,495	138.89	£49.50	£14.44	£13.46

Specification

The 4th floor floor is currently in very good decorative order and benefits from Cat2 lighting, metal tiled suspended ceilings, air-conditioning and a combination of under floor and perimeter trunking. The office has excellent natural daylight with windows on two elevations and views over the HAC.

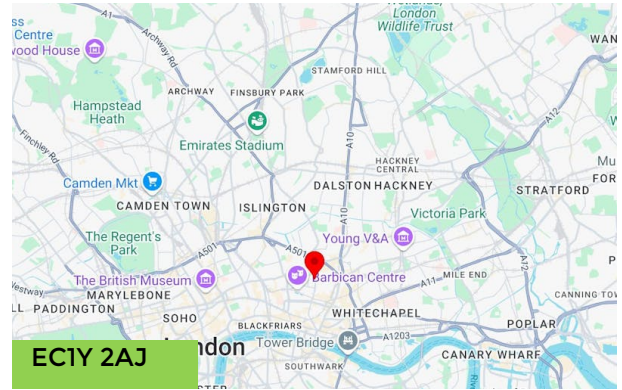
An incoming occupier will benefit from the existing high quality fit-out which includes a modern kitchenette with breakfast bar, 2x glass partitioned private offices, 1x glass partitioned boardroom (with HAC view), open plan office space with 14x desk positions, server/photocopier room.

Viewings

By appointment only, via sole agents, Kinney Green.

Terms

A sublease or assignment of the existing lease, for a term expiring March 2027. Alternatively a new lease from the Landlord, for a term to be agreed (subject to terms).



Viewing & Further Information

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