



22 City Road, London, EC1Y 2AJ

TO LET

Lower Ground, Ground and First Floor
Efficient Floors with Good Natural Daylight

Summary

Tenure	To Let
Available Size	1,560 to 5,323 sq ft / 144.93 to 494.52 sq m
Rent	See availability table
Service Charge	£13.50 per sq ft YE 31/12/2025
Business Rates	See availability table
EPC Rating	C (61)

Key Points

- 24-hour access
- Secure on-site bicycle store, shower facility and lockers
- The ground and first floors will be refurbished to CatA/CatA+ and will be available Q4 (specification available on request)
- First floor benefits from uninterrupted view over HAC and large private roof terrace
- Storage (subject to availability)
- New leases from the Freeholder

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Location

22 City Road is located on the west side of City Road and just to the north of Finsbury Square and a short-walk from both Moorgate and Old Street stations.

Centrally located in-between the City, Moorgate, Old Street and Shoreditch, the surrounding area is home to a diverse range of organisations who have chosen the Northern City fringe as a location, due to the excellent transport links and large variety of retail, shops and leisure.

The surrounding areas, including Moorgate Pavement, Whitecross Street and Chiswell Street all offer a wide selection of amenities, including high end retail, building societies, coffee shops, bars and restaurants.

Description

On the instructions of Sir Robert Ogden Estates Limited we are marketing the lower ground floor, ground floor and first floors, 22 City Road.

The floors in 22 City Road are efficient and column free with all floors benefitting from good levels of natural daylight.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	Service charge
1st	1,560	Upon Application	£14.88 /sq ft	£13.50 /sq ft
Ground	2,158	Upon Application	£17.91 /sq ft	£13.50 /sq ft
Lower Ground	1,605	£39.50 /sq ft	£7.46 /sq ft	£13.50 /sq ft

Specification

High quality office accommodation
Good levels of natural daylight
Upper floors have uninterrupted views over HAC
Good floor to ceiling heights
First floor has private roof terrace

Building amenities include:

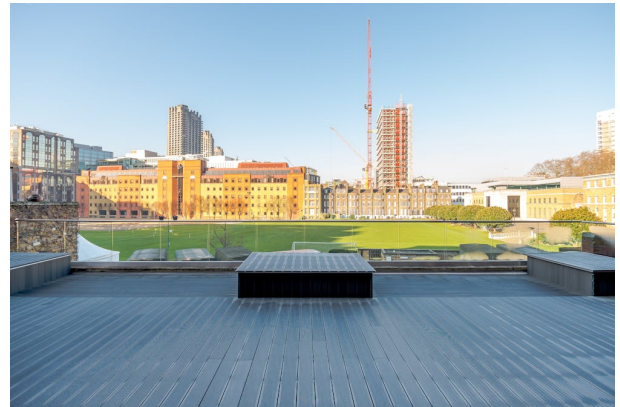
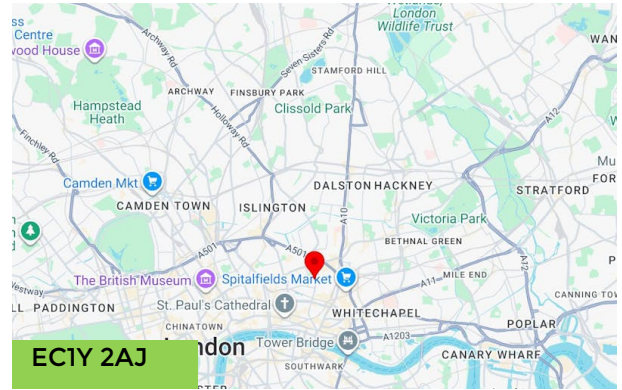
- Air-conditioning
- LED lighting
- Passenger lift
- Secure on-site bicycle store
- Shower facility and lockers

Viewings

By appointment only, via sole agents, Kinney Green

Terms

A new lease from the Freeholder for a term to be agreed



Viewing & Further Information

Jo Gospage
0207 643 1506 | 07887 571453
J.gospage@kinneygreen.com

Richard Chapman
020 7643 1500 | 07867 982546
r.chapman@kinneygreen.com

Charles Fogg
0207 643 1532 | 07841782124
c.fogg@kinneygreen.com