

201 City Road
Shoreditch, London, EC1



FULLY FITTED SHORT TERM OFFICE SPACE | 1,848 SQ FT



Location

The building is located in Shoreditch, an area popular with London's creative industries. The area has become a vibrant arts and entertainment district, boasting a large number of bars, nightclubs, restaurants and art galleries.

201 City Road is located close to Old Street roundabout, with the nearest underground stations being Old Street and Angel.

Floor Areas

Floor	sq ft	sq m
1 st Floor	1,848	172
TOTAL (approx.)	1,848	172

*Measurement in terms of *NIA

Description

Fully fitted media style office space, with meeting room, cabling and kitchenette in situ, available on flexible lease terms. The 1st floor offers superb natural daylight, generous floor to ceiling heights and exposed brickwork and wooden flooring. 201 City Road provides a perfect base for creative companies such as media start-ups, advertising agencies and larger corporate occupiers.

Shoreditch

Shoreditch is an arty area adjacent to the equally hip neighborhood of Hoxton. Young creatives and trendsetters fill the fashionable clubs and bars that surround Shoreditch High Street, Great Eastern Street and Old Street, while an eclectic dining scene features everything from trendy chain restaurants and smart gastropubs to artisan coffee shops and noodle bars. Vintage and design shops are plentiful.

Ray Walker, Partner

📞 020 7025 1399

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract May 2020

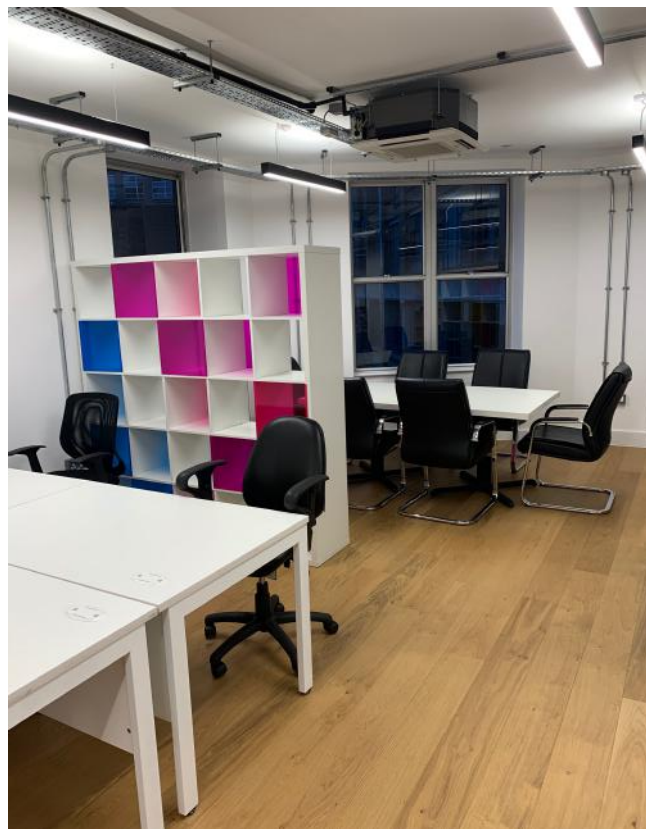
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Terms

Tenure:	Leasehold
Lease:	Short term (one year) sub lease, or new lease potentially available from the freeholder
Rent:	£59.50 psf excl.
Rates:	Estimated at £13.01 psf (2020/21)
Service Charge:	£6.00 psf (circa)

Amenities

- Available on flexible lease terms
- Plug & Play
- Fully fitted out with meeting room, cabling & kitchenette in situ
- Air-cooling
- Wooden flooring
- Exposed brickwork
- Demised WC facilities
- Passenger lift
- Superb natural daylight
- Generous floor to ceiling heights
- Furniture could be available.

Ray Walker, Partner

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✉️ rwalker@monmouthdean.com

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