

Commercial Office Space
3,718 sq ft / 5,583 sq ft
Short-term offices to rent

TO LET

**Epworth House, 25 City Road, London
EC1Y 1AA**



LOCATION

The building is located on the eastern side of City Road on the junction with Epworth Street. It is situated in a prime location within close proximity to Finsbury Square.

TRANSPORT

Liverpool Street Station (Central Line, Circle and Metropolitan lines and Mainline services)
Old Street Station (Northern line and First Capital Connect)
Moorgate Station (Hammersmith and City, Circle and Metropolitan Lines and First Capital Connect)



DESCRIPTION

The building has an impressive and modern reception area with uniformed commissionaire. There are two office suites available benefiting from fitted out meeting rooms, kitchenettes and private offices. Both are ready now for immediate occupation.

AMENITIES

- Modern reception area
- Three passenger lifts
- Comfort cooling
- Raised floors
- Ideal for overflow space or short-term projects
- Goods lift
- Uniformed commissionaire
- Rolling licence agreements
- Furniture included if required (Part 3rd floor only).

APPROXIMATE FLOOR AREAS

Part 3 rd floor	3,718 sq ft	345.4 sq m
Part 1 st floor	5,583 sq ft	518.6 sq m

LEASE

Rolling licence agreements.

RENT

£7.50 per sq ft plus VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction

SERVICE CHARGE & INSURANCE

We have been advised that this is currently running at £7.00 per sq ft.

RATES

Interested parties should contact the London Borough of Islington to confirm their rates liabilities.

PLEASE CONTACT

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