



kinneygreen

property details

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14 City Road, London, EC1 Refurbished Office Suite To Let 595 sq ft (55.3 sq m)



Location

The building is located on opposite Worship Street on the West side of City Road. The building has excellent transport links with Old Street (Northern Line) Liverpool Street (Central, Hammersmith and City, Circle, Metropolitan and Overground Lines) and Moorgate (Northern, Hammersmith and City, Circle and Metropolitan Lines) are all within easy walking distance.

Accommodation

The available accommodation comprises of the second floor as follows:

| Floor | Size, sq ft (sq m) |
|--------------|--------------------|
| Second Floor | 595 (55.3) |

The premises have been comprehensively

Chartered Surveyors + Property Consultants

Misrepresentation Act: Kinney Green LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Kinney Green LLP has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.

Amenities

- Air Cooling
- Perimeter Trunking
- 24 Hour Access
- Suspended Lighting and new flooring
- New WCs
- New Kitchenettes
- EPC Rating – D
- Excellent Natural Light and Ceiling Heights

Lease

A new Lease for a term by arrangement direct from the Landlord.

EPC

Rating – D

Possession

Immediate.

Rent, Rates and Service Charge

| Floor | Rent (per sq ft) | Rates (per sq ft) | Service Charge (per sq ft) |
|---------------------|---------------------|----------------------|-------------------------------|
| Second Floor | £45.00 | £9.89 | £9.00 |

Viewings

Strictly by appointment through Sole Agents, Kinney Green.

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