

**343
CITY ROAD
ROAD,
EC1V 1LR**

 **Price Taylor LLP**
Commercial

**GROUND
FLOOR OFFICE
SPACE IN
PERIOD
BUILDING**

T O L E T

**IMMEDIATE OCCUPANCY
FLEXIBLE TERMS**



GROUND FLOOR OFFICE SPACE

E CLASS OFFICE USE

TO LET

322 SQ FT (30.0 SQ M) APPROX.

020 7354 7354



01

LOCATION

The property is situated on the north side of City Road close to the junction with Wakley Street, on the edge of Islington and the City, close to Angel, N1. Upper Street, Islington's main commercial thoroughfare and the Angel Shopping Centre is nearby.

Angel Station is within a 5 minute walk away, and Old Street Station is under a 16 minutes walk away, and numerous bus routes serve the local area, as well as the City and West End.

02

DESCRIPTION

Two ground floor interconnecting offices in a prominent five storey Grade II Listed office building.

Facilities in the building include a unisex toilet on the lower ground floor half landing in the communal area, shared with the lower ground floor. There are windows to front and rear aspects, providing very good natural lighting. The space is in good decorative condition, and benefits from tall (3.0m) ceilings, metal security grilles to the windows, carpeted floors, crystal chandelier lighting, and central heating. With 24Hr access. Dedicated 1Gbps or 10Gbps internet connection available by agreement (not included). An assortment of furniture is available by separate negotiation.

Of interest for creative, media, consultancy, professional and medical uses. Other occupiers in the building include accountants, and the rear yard and lower ground floor form part of the childrens' day nursery, whose principal entrance is in the building next door.

03

ACCOMMODATION

The property comprises the following approximate net internal area:

Ground Floor (Front and Rear offices) 322 sq ft 30.0 sq m

04

TENURE

Being offered with a new licence direct with the owner for a term of 12 months, or longer term by agreement.

05

TERMS

Only £11,960 per annum inclusive of business rates. Subject to licence.

06

BUSINESS RATES

Rent inclusive of business rates.

07

SERVICE CHARGE

£1,800 per annum Includes heating and lighting and building service charge. There is an initial one off service charge set up fee of £500.

08

FEES

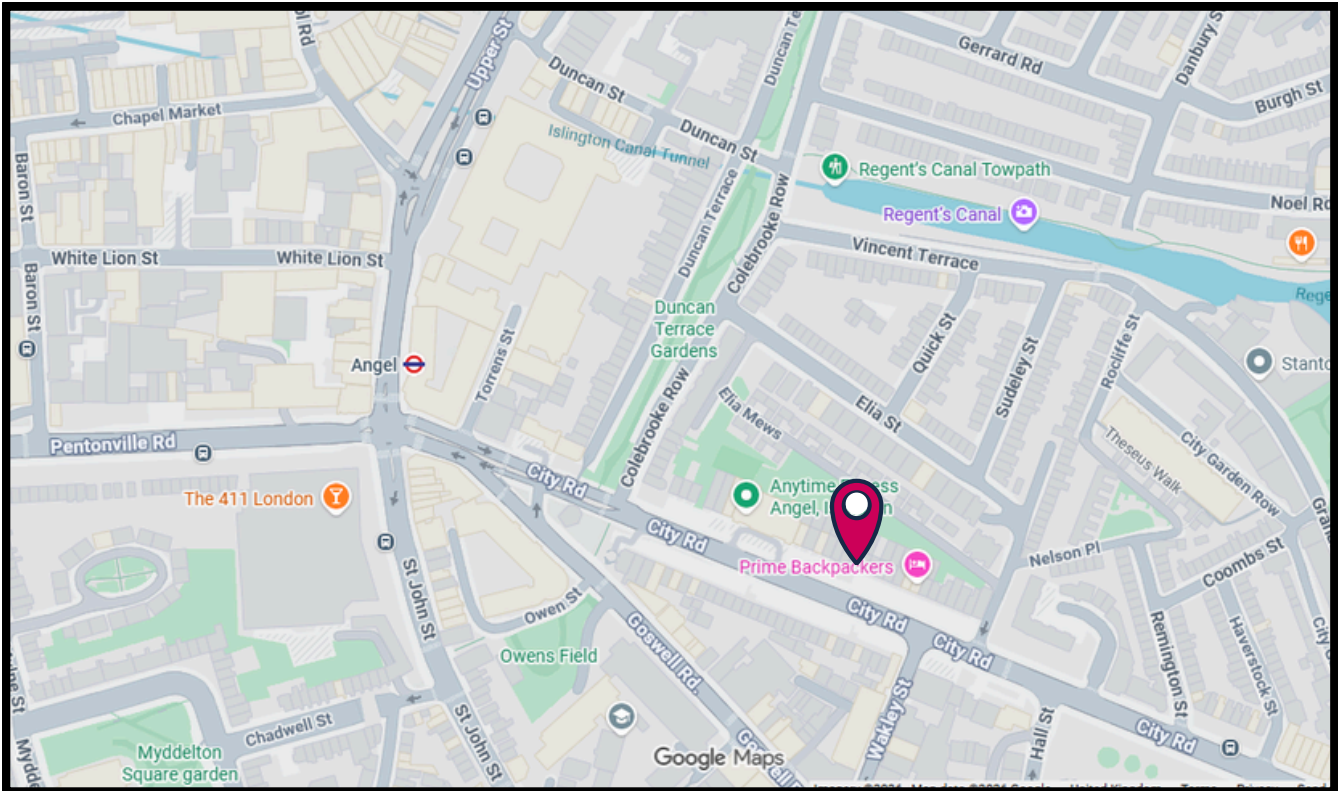
There is a non-refundable fee of £300 + VAT to take up references, whether or not references are accepted. There is a fee of £500 + VAT towards our administration costs. There are no legal fees.

GALLERY



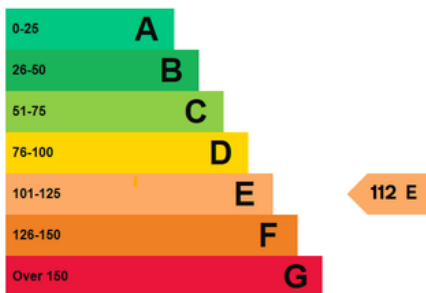
LOCATION

GROUND FLOOR, 343, CITY ROAD
(LONDON)



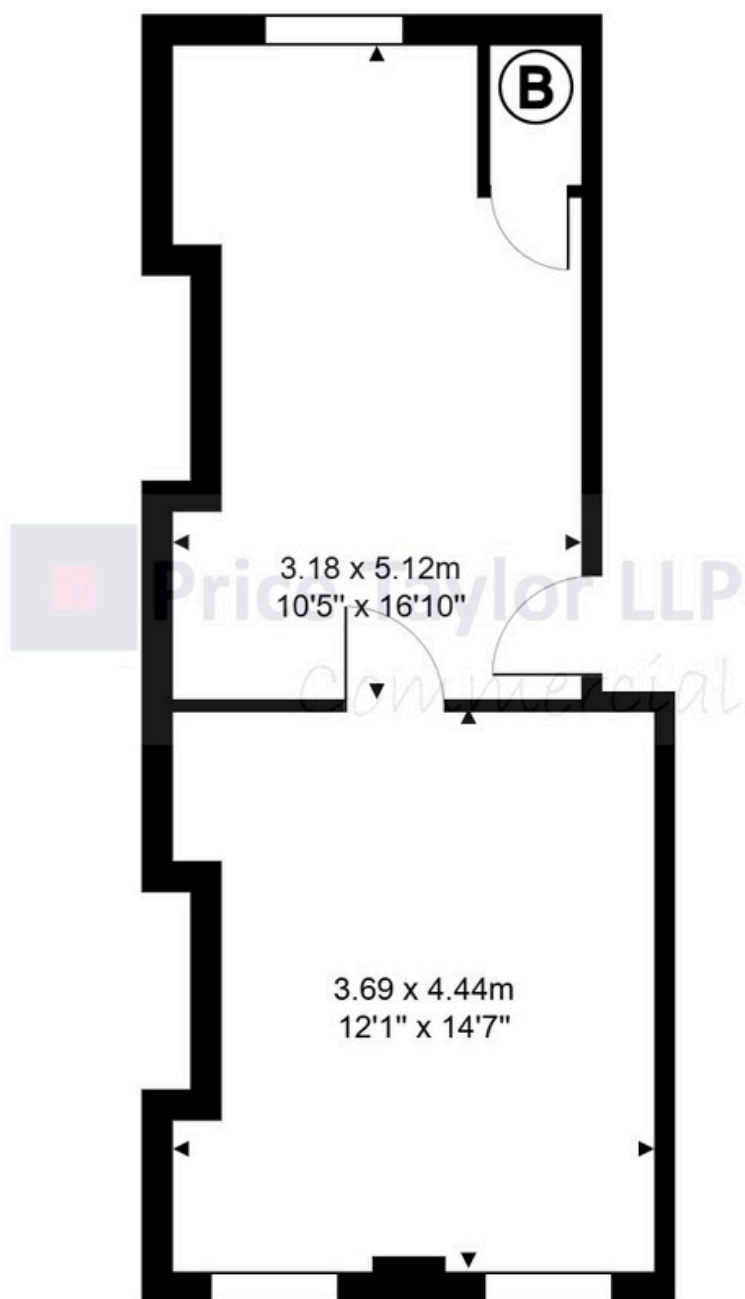
09

ENERGY PERFORMANCE ASSET RATING



Properties get a rating from A+ (best) to G (worst) a

343, City Road, London, EC1V 1LR



All measurements are approximate and for display purposes only

Total Area: 29.2 m² ... 314 ft²

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VIEWINGS

Strictly by appointment through sole agents:

Price Taylor LLP Commercial

+44 (0) 20 7354 7354

enquiries@pricetaylor.com



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Commercial



Important Notice:

- 1 These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, or that any services, appliances, equipment or facilities are in good working order.
3. Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.
- 4 Value Added Tax – All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.
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