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Old Street City Road Offices City Road EC1V 2NZ

Rare opportunity to let office space from £7.50 psf close to Angel station

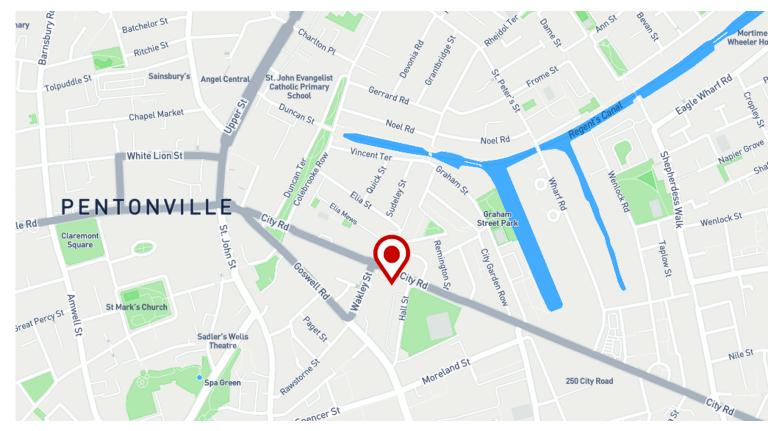
For Rent 1,378 to 8,321 ft <sup>2</sup>

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#### Location

Immediately north of the campus lies Angel, offering a eclectic mix of amenities.

Known for boutique retail amenities, street markets, arts venue and celebrated and award winning bars and restaurants – it has something to offer for anytime of day, from that early morning healthy breakfast on the run – to the cheeky canal side drink after work.

Home to some of London's most creative advertising, TMT and architectural companies, Clerkenwell still leads the way.

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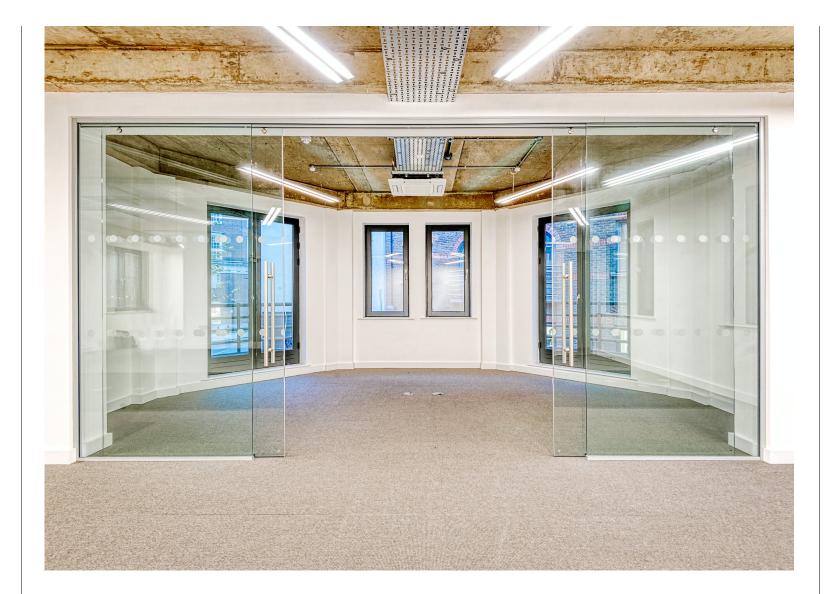
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#### For Rent 1,378 to 8,321 ft<sup>2</sup>

#### Amenities

- Rent starting from £7.50 psf on flexible lease terms
- Various units available
- Communal WC's
- Communal showers (depending on which unit)
- Large communal outdoor space
- Onsite coffee shop

#### Description

We've created an urban campus for forward thinking businesses at the heart of London's creative core.

Our landscaped courtyard provides the perfect environment for occupiers to interact and collaborate. A place to meet, eat, relax and get inspired.

The office spaces offer the ideal home for large or small businesses, and we actively encourage a diverse mix of occupiers – we're home to tech and media focused companies, professional service firms, start-ups and charities.

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View on Website

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#### Developer

Picton Capital

#### **Business Rates**

Interested parties are advised to make their own enquiries directly with the local authorities.

VAT

VAT is applicable

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The accommodation comprises of the following								
Name	sq ft	·	) Rates Payable (sq ft)	0	Total /sq ft	Total month	Total year	Availability
Unit - 29	2,656	£7.50	£17.50	£10	£35	£7,746.67	£92,960	Available
Unit - 10	1,383	£12.50	£17.50	£10	£40	£4,610	£55,320	Available
Unit - 23	1,658	£7.50	£17.50	£10	£35	£4,835.83	£58,030	Let
Unit - 3	1,970	£12.50	£17.50	£10	£40	£6,566.67	£78,800	Available

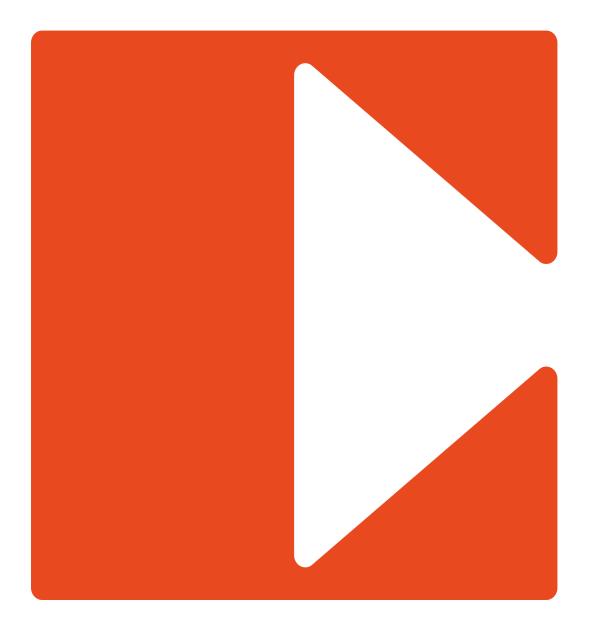
### 020 7101 2020 compton.london

### Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Emma Higgins eh@compton.london 07769 605 295

Samantha-Jo Roberts sr@compton.london 07704343032



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