

# Compton



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**Old Street**  
4 City Road  
EC1Y 2AA

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Fully refurbished property by Old Street station with excellent views, a private terrace, modern amenities, and a Fully Fitted 5th floor

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**For Rent**  
871 to 4,027 ft<sup>2</sup>

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## Location

With Old Street underground station just a short walk away, you can reach the City and West End in under 20 minutes. Quick connections to London Bridge and King's Cross provide easy access to the entire capital and beyond. The building is also conveniently located near local amenities, including the Whitecross Street Food Market, which is just a short walk away.

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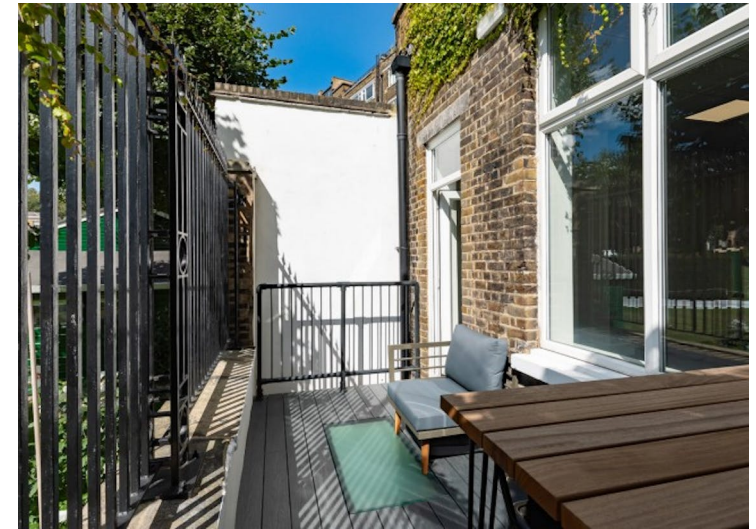
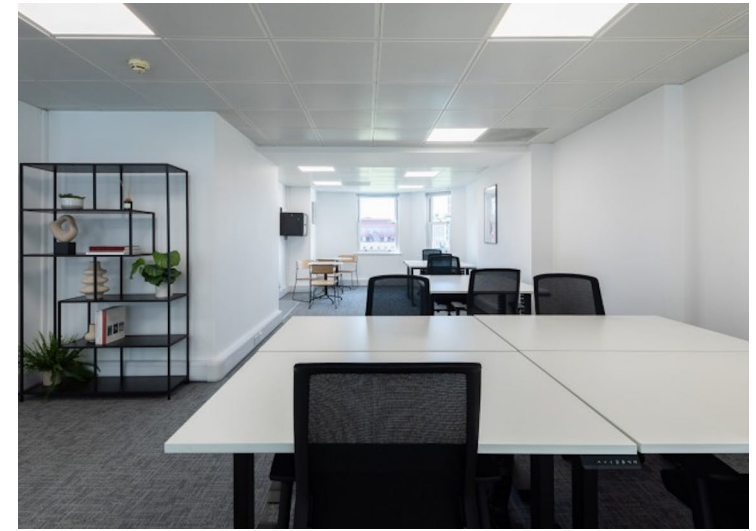
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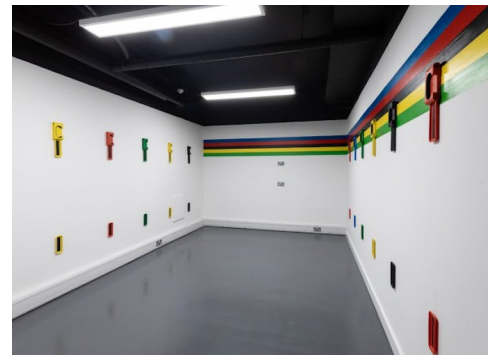
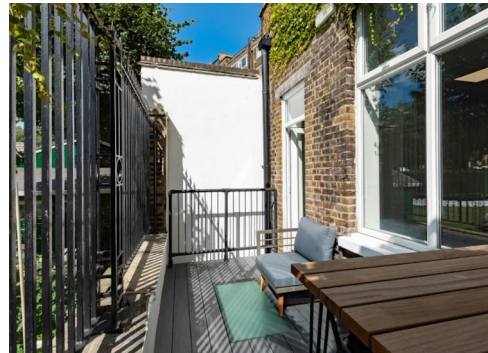
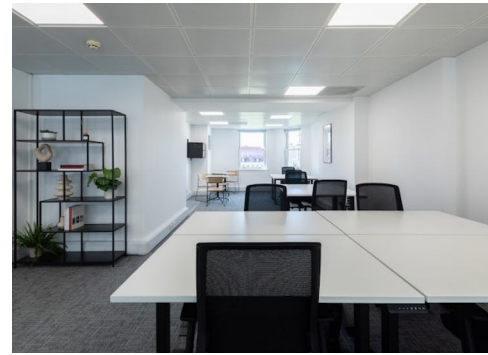
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## Amenities

- Private Terrace on the Ground Floor
- 5th Floor Unit Fully Fitted with 8 desks, 2x Meeting Rooms with a kitchen and break out area.
- Refurbished showers and bike storage
- Passenger Lift
- Excellent views of the HAC Grounds
- Situated by Old Street Station, with excellent transport links
- Newly refurbished reception area

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## Description

4 City Road has been thoroughly refurbished, including the reception area and common spaces, to provide a modern and inviting environment. The Ground floor features a private terrace, perfect for a breath of fresh air during the workday. Each floor offers excellent views of the HAC grounds, adding a touch of tranquility and charm. The 5th floor is fully fitted with furniture, offering a move-in ready solution for businesses. The building is also equipped with convenient amenities, such as showers and secure bike racks in the basement, ideal for those who cycle to work. Located just a short walk from Old Street station, this building combines excellent transport links with modern facilities, making it a prime choice for businesses.

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## Content

View on Website





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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
5th - Fully Fitted	879	£59.50	£14.48	£10.12	£84.10	£6,160.33	£73,923.90	Available
4th	900	£54.50	£14.28	£10.12	£78.90	£5,917.50	£71,010	Available
3rd	871	£54.50	£15.12	£10.12	£79.74	£5,787.80	£69,453.54	Available
Ground - Private Terrace	1,377	£59.50	£16.58	£10.12	£86.20	£9,891.45	£118,697.40	Available
Total	4,027	£57	£15.12	£10.12	£82.24	£27,757.08	£333,084.84	

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## Contact Us

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

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Fred Pope (BBG)

Fergus Findlay (BBG)

