



PER ANNUM

**£174,000 Per Annum**

**City Road**

London, EC1V 1JN

#### DESCRIPTION

Fully serviced and managed office within "Pop House" Located just a few minutes from Old Street station. The whole building has just gone through modernisation with all the common parts being brand new.

The 3rd floor has been completely refitted with new wooden herringbone floors, a top spec kitchen and freshly decorated. The office itself benefits from shared facilities such as private meeting rooms and call booths.

#### LOCATION

Discover the vibrant charm of Old Street and Shoreditch's bars and restaurants, where eclectic flavours and trendy atmospheres converge.

Immerse yourself in a dynamic culinary scene, ranging from avant-garde cocktail bars to cozy eateries, offering a delightful fusion of global cuisines.

#### AMENITIES

Simple payment terms

All inclusive of utilities

Fully equipped kitchen

Up-keep, cleaning and general maintenance on an ongoing basis

24 hour support

Call booths

#### ACCOMMODATION

Gross Internal Area: 1500 Sqf

#### BUSINESS RATES

Parties are advised to make their own enquiries with the local authority.

#### SERVICE CHARGE

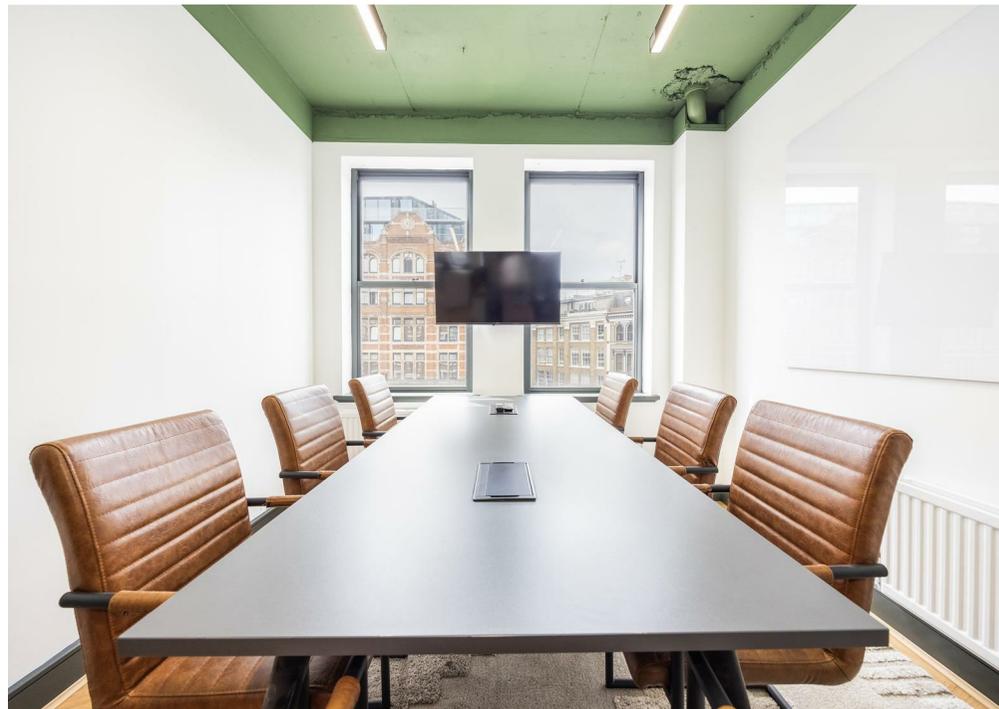
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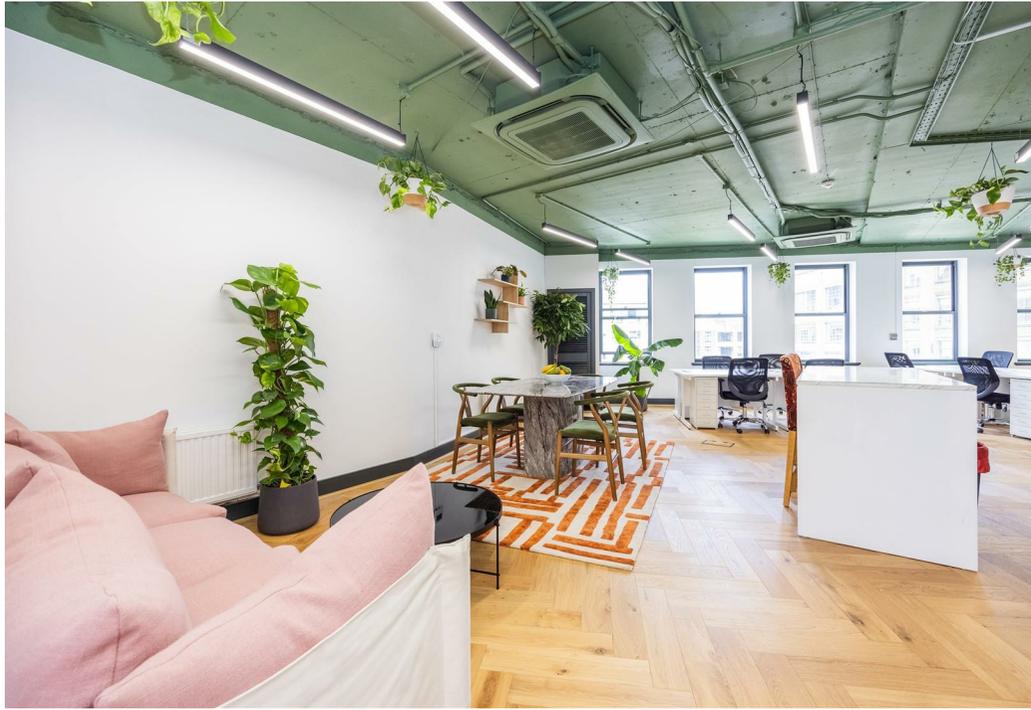
#### LEGAL COSTS

Each party bears their own legal costs if applicable

#### VIEWING

Strictly by appointment through Peach Properties"







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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