



- Aldridge Wealth 5
- Argus Vickers 4
- Aldridge Education 3
- Warwick Estates 2
- CornerStone 1
- Iron Box B

CITY 8 ROAD

Susskind.

8 City Road, EC1Y

8 City Road has been architecturally designed with new media style offices having views of Finsbury Square and the City. There are also fantastic views of the HAC grounds to the rear of the property. The ground floor is divided into a number of small meeting rooms/office suites available by separate arrangement. The building also benefits from a communal meeting room, kitchen and breakout space, in addition to a communal terrace on the 1st floor.



The Second and third floors are redecorated and laid out as open plan spaces, whilst the 5th and 6th floors are to be Let together and benefits from a rooftop terrace.



8 City Road, EC1Y

Summary

Recently refurbished open plan office space available immediately.

Features

- Modern LED strip lights
- Air-conditioning
- Communal kitchen
- Meeting Rooms
- Passenger lift
- WC's
- Manned reception
- Communal terrace on the 1st floor
- Private rooftop terrace for the 5th/6th floor tenant

Transport

- Old Street
- Moorgate
- Liverpool Street

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

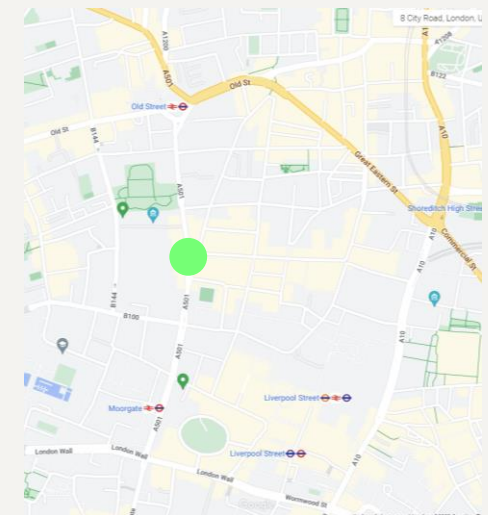
An EPC has been commissioned and has an EPC rating C.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Fifth & Sixth	1,370	£65.00	£15.00	£20.00	£11,416.67	Available
Third	1,436	£55.00	£15.00	£20.00	£10,770.00	Available
Second	1,436	£55.00	£15.00	£20.00	£10,770.00	Available
Total	4,242	-	-	-	£32,956.67	

*Interested parties should make enquiries with the local authority.

Map



8 City Road, EC1Y

Viewing via joint agents

For further information and inspections please contact joint agents:

Susskind
Elle Whayman
07791 785 253
Elle@susskind.london

Susskind
Ollie Lazarus
07805 756 620
Ollie@susskind.london

Or

Savoy Stewart
Darren Best
07932 714 992
db@savoystewart.co.uk

Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Colonial Buildings
59-61 Hatton Garden
London, EC1N 8LS
08 436 8880

T +44 (0) 207 831 8311
E hello@susskind.london
W susskind.london

Susskind.