

Est. 1955

Tarn &Tarn



213 CITY ROAD
OLD STREET
EC1V 1JN

DUPLEX WORKSPACE
IN CLOSE PRXIMITY
TO OLD STREET
764 FT²

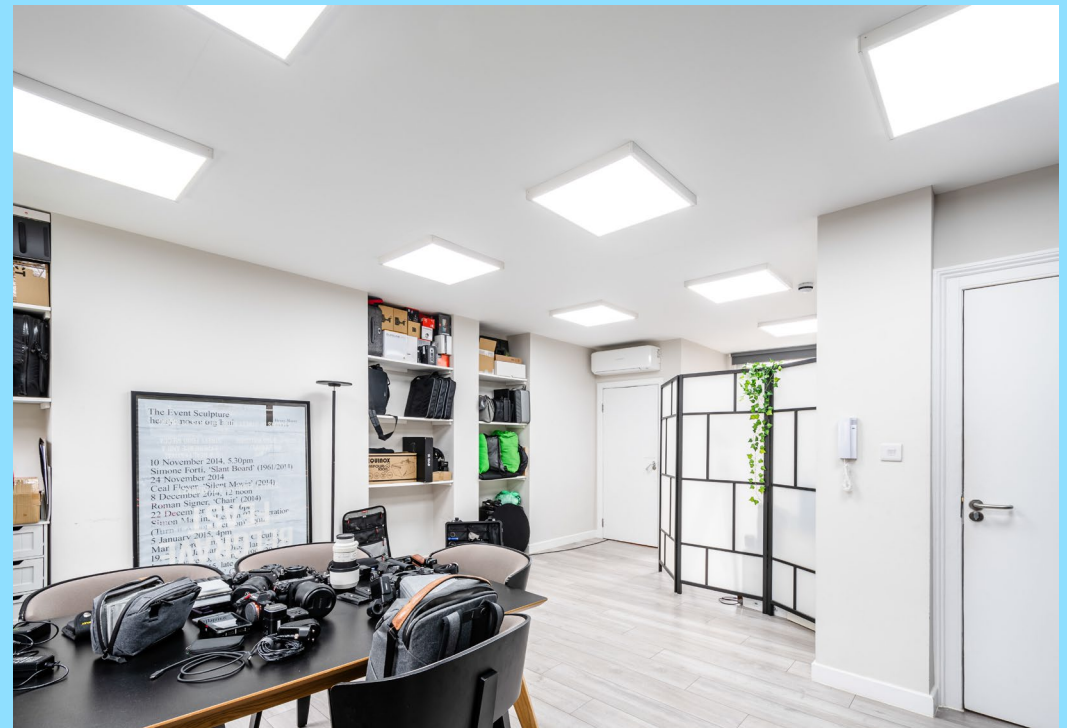
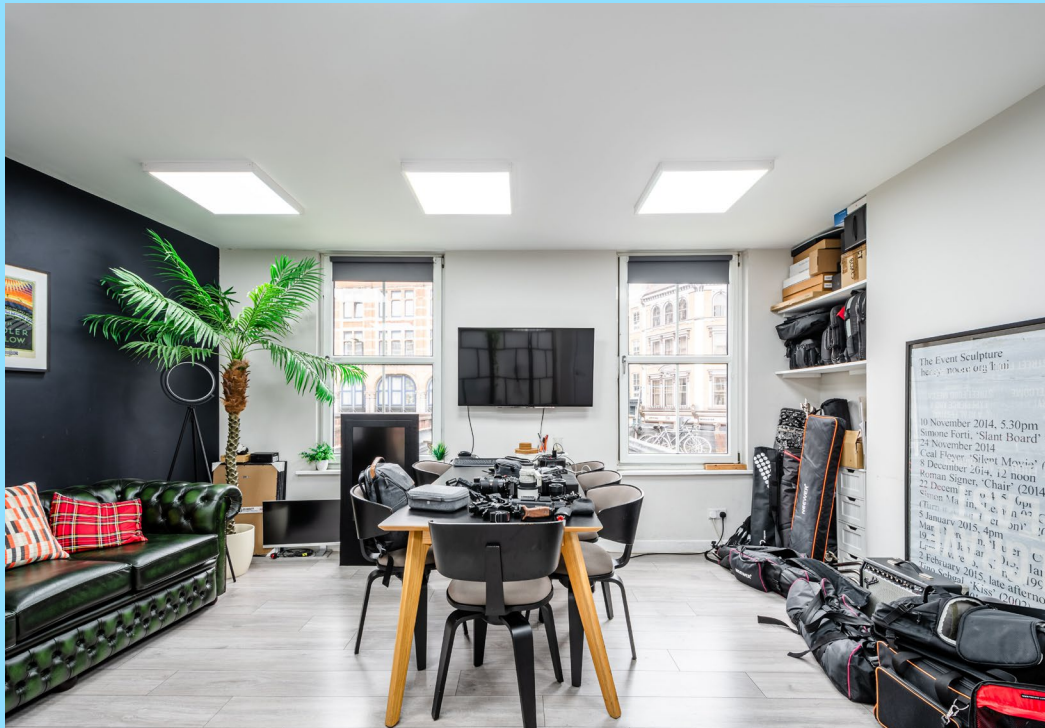
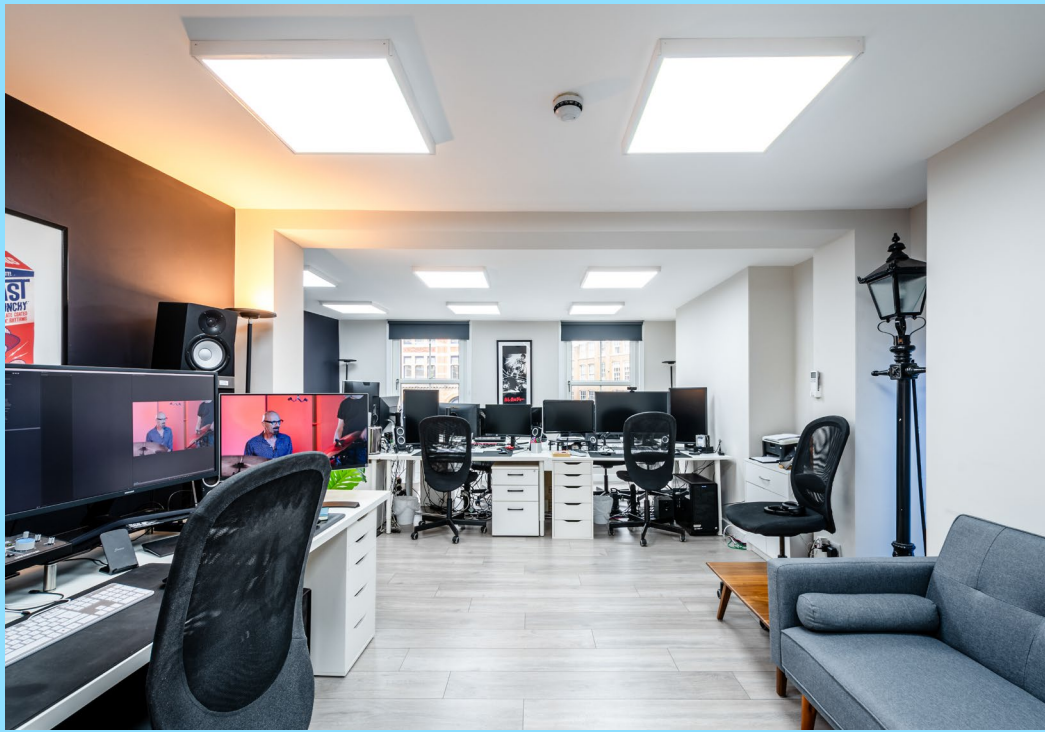
DESCRIPTION

The available accommodation consists of a duplex office spread across the 1st and 2nd floors of this commercial building. The workspace benefits from ample natural light, private 24/7 access via Shepherdess Place, generous ceiling height, WC facilities, a kitchenette, fibre optic connectivity, and excellent transport links. This office is an ideal choice for creative businesses seeking a workspace near Old Street Underground Station.

SUMMARY

- Duplex Space
- Great Natural Light
- Good Ceiling Height
- Private Access to the office
- WC Facility
- Kitchenette
- Fibre Optic Connection
- 24/7 Access
- Excellent Transport Connectivity








LOCATION

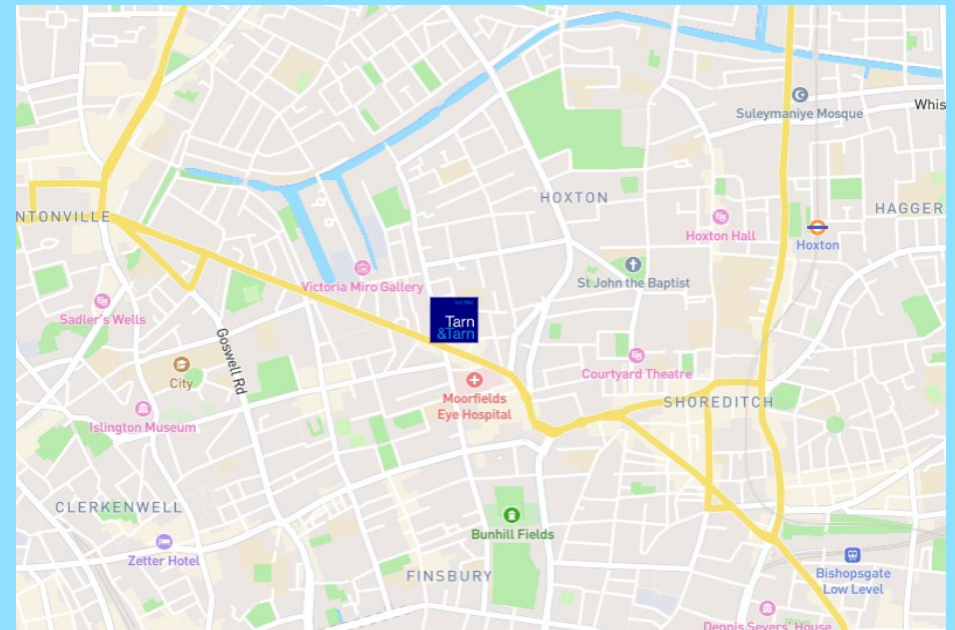
THE AREA

Surrounded by tech, design, and media companies, Old Street, also known as 'Silicon Roundabout,' has become increasingly desirable in recent years. This surge in popularity is due to multimillion-pound investments in the area and an abundance of shops, bars, and restaurants. The area is currently being enhanced by Transport for London's transformation of the Old Street roundabout into a more pedestrian- and cycle-friendly environment. This enhancement will create a new entrance and new public space around the station, which is just a five-minute walk from City Road.



TRANSPORT

-  Old Street (5-minute walk) – Northern Line National Rail Service
-  Angel (16-minute walk) – Northern Line
-  Moorgate (19-minute walk) – [Hammersmith & City](#), [Circle](#), [Elizabeth](#), [Metropolitan](#), Northern and National Rail Services



ACCOMMODATION

FLOORS	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
1 ST FLOOR & 2 ND FLOOR	764				
TOTAL	764	£35,000 – Inclusive of Service Charge, VAT, Building Insurance and Internet Bills	Included In Rent	Included in Rent	£35,000

TERMS

A New Sublease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

BUILDING INSURANCE

Included in the rent

VAT

Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Hackney



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Tarn
&Tarn

VIEWINGS

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