

Workplace Co.

**360-364 CITY ROAD**

ANGEL, LONDON, ECTV 2PY

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THEWORKPLACECOMPANY.CO.UK | 020 7993 8075



# 360-364 CITY ROAD

This attractive, characterful space offers exceptional versatility, making it ideal for office occupiers, creative studios, or showroom use. The property benefits from a dedicated front entrance that opens directly into an impressive open-plan reception area, creating a welcoming first impression.

Abundant natural light floods the interior through large skylights, resulting in a bright and vibrant working environment. The layout is thoughtfully divided into several rooms, which can easily accommodate meeting spaces, breakout areas, or split teams, providing flexibility for different business needs.

The spacious footwell offers ample room to install bike racks, while additional secure bike storage can be arranged within the property's vaults. Parking may also be available by separate agreement with the landlord, adding further convenience for occupiers.

Available on **Standard Tenancy Agreement**

| Floor        | SQFT  | Rent | Rates | Service | £ Monthly | £ Annually |
|--------------|-------|------|-------|---------|-----------|------------|
| Lower Ground | 1,850 | £25  | £7.67 | £2      | £5,345    | £64,140    |

## Key Features

- Office/Showroom
- Great Natural Light
- Skylights
- Kitchenette
- Demised WC's
- Parking on Separate
- Agreement Fibre
- Potential cycle storage

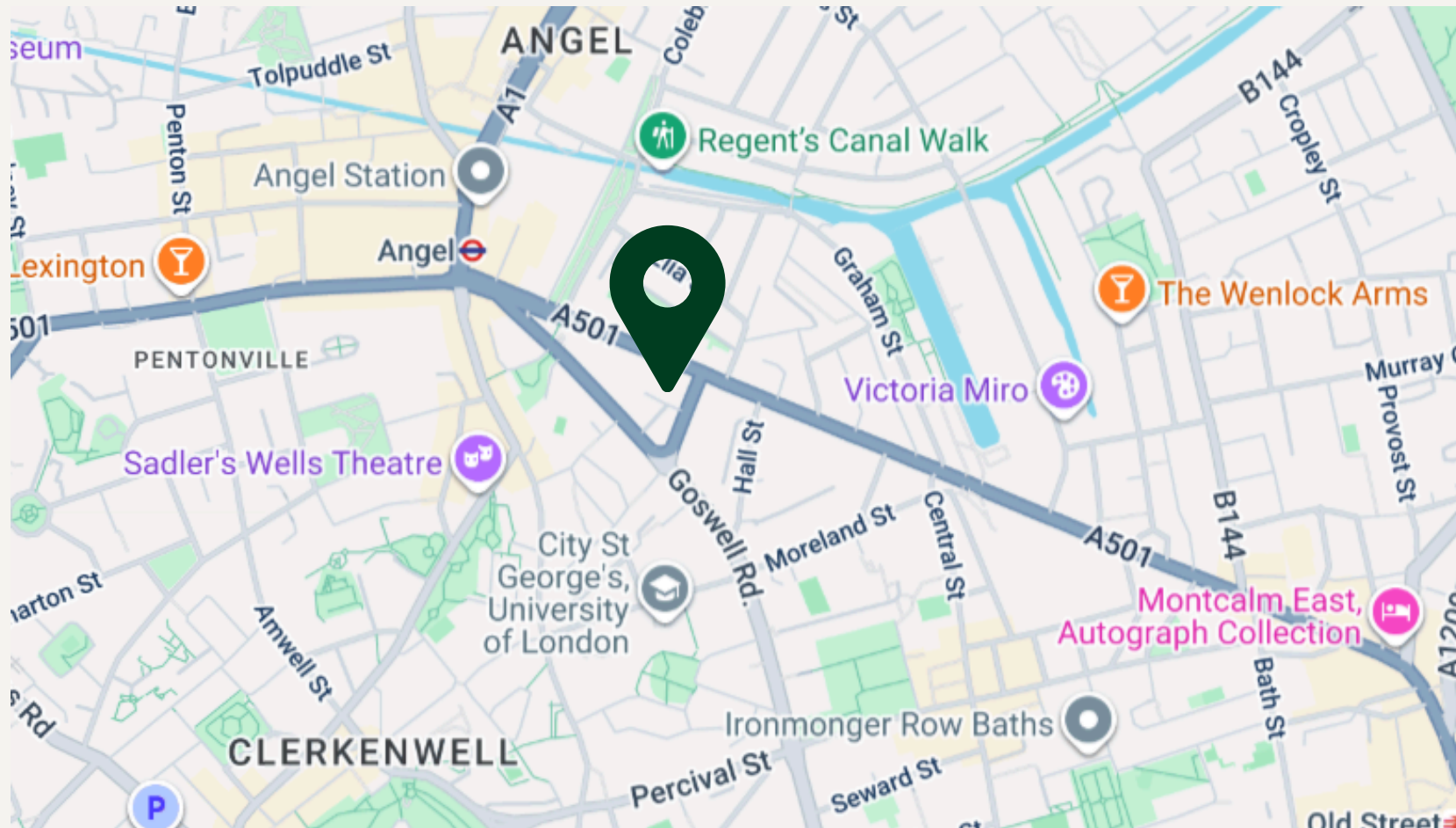
## Nearby Stations

 Angel (4 mins walk)

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The property is located just 4 minutes from Angel Underground, additionally the property is close to Old Street Underground.

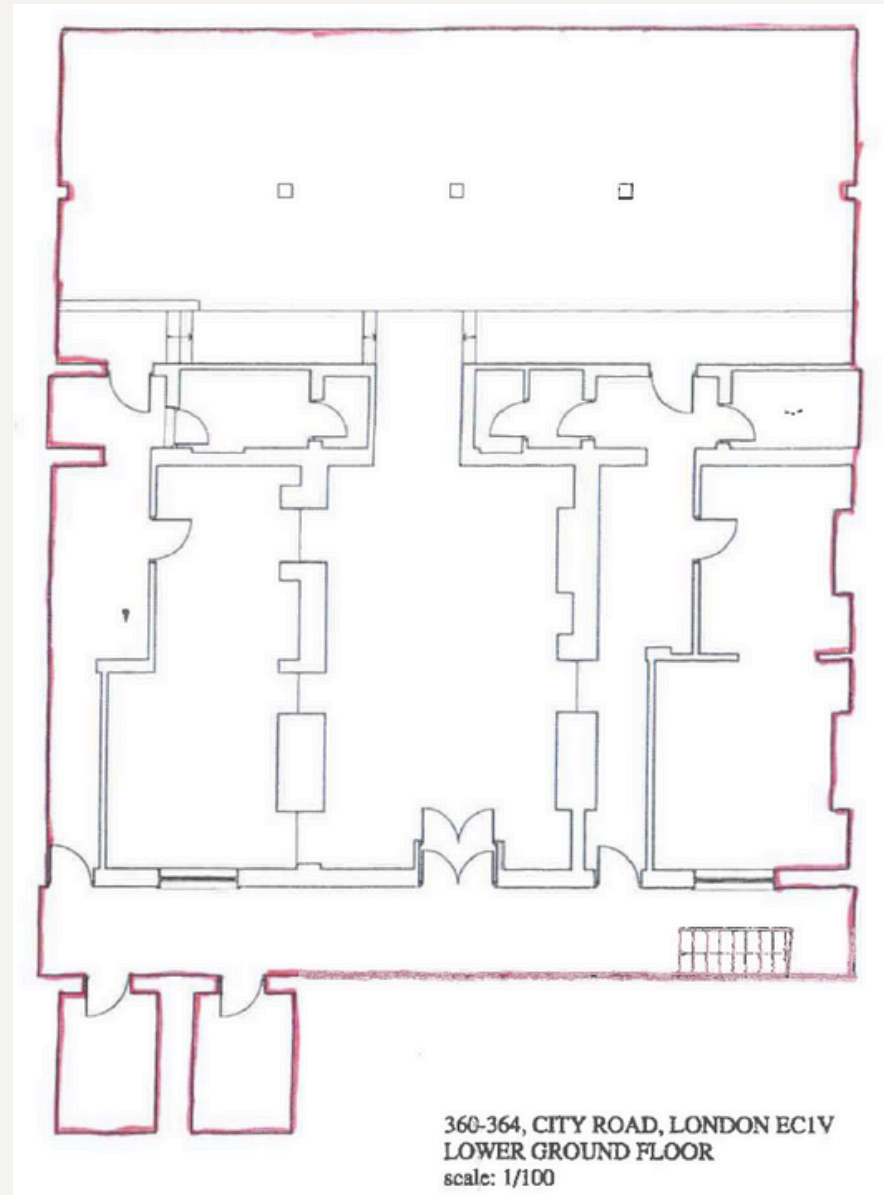
Surrounding the property there are plenty of cafe's, restaurants and bars.



# GALLERY



# FLOOR PLAN



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# VIEWINGS

**Oliver Bowder** - Surveyor

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