

# Compton

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## Old Street

130 City Road  
EC1V 2NW

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Newly refurbished & fully fitted loft-style office space available for rent moments from the Old Street Peninsula

---

## For Rent

1,598 to 3,455 ft<sup>2</sup>

020 7101 2020  
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## Old Street

130 City Road  
EC1V 2NW

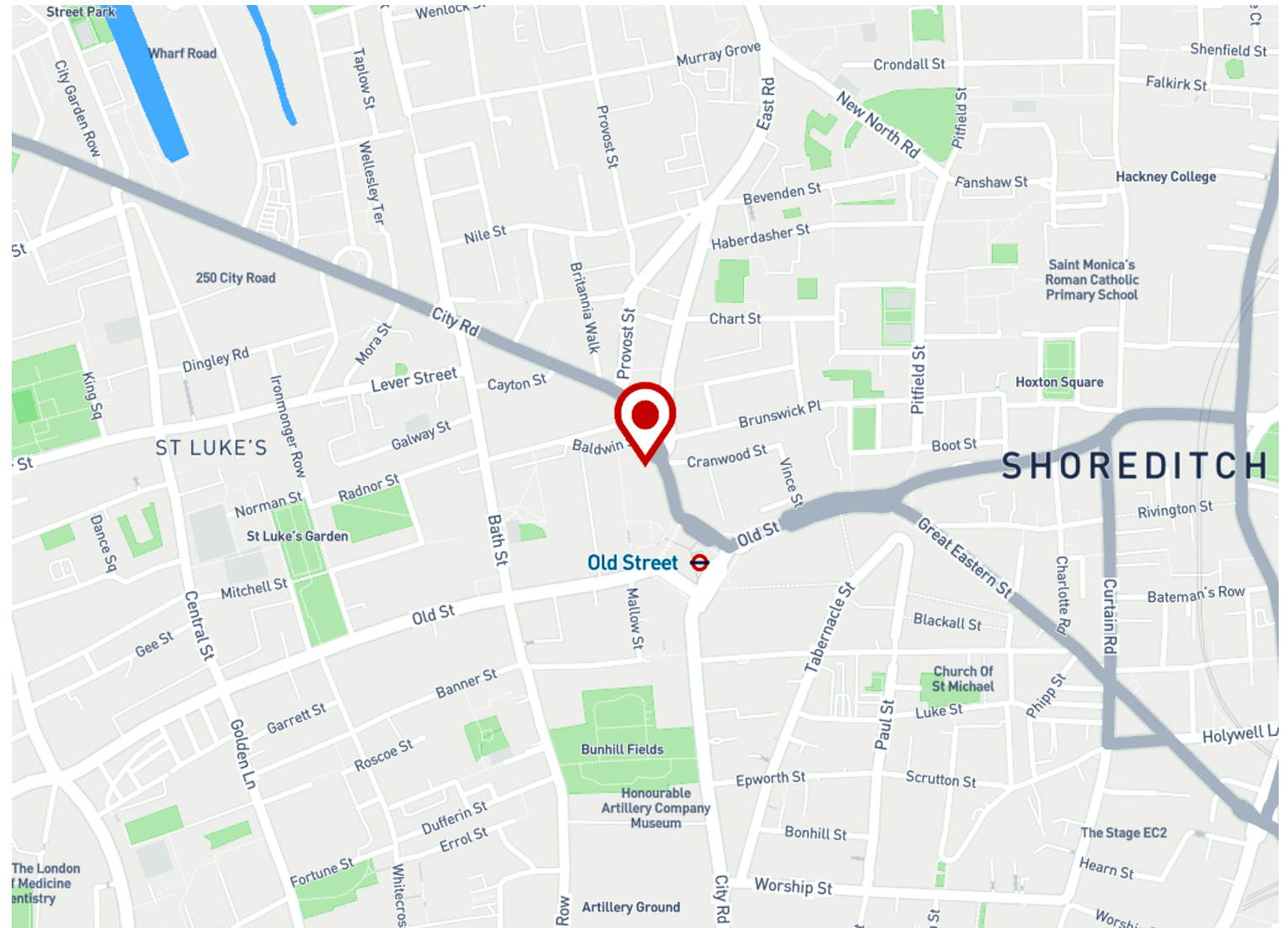
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## Location

130 City Road occupies a prominent position on the key thoroughfare of City Road, located approximately 50 meters to the north of Old Street 'Silicon' Peninsula in the heart of Tech City and surrounded by a number of large scale mixed-use developments. With a number of excellent bars, restaurants, gyms, coffee shops and more on its doorstep, the building is in one of the most sought after locations. Old Street is the principal northern gateway into the City of London with City Road and Old Street the primary arterial roads connecting it with Angel and Kings Cross, Holborn and the West End.

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3rd Floor Fitted Space

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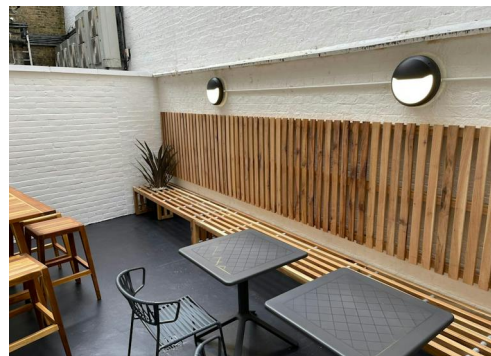
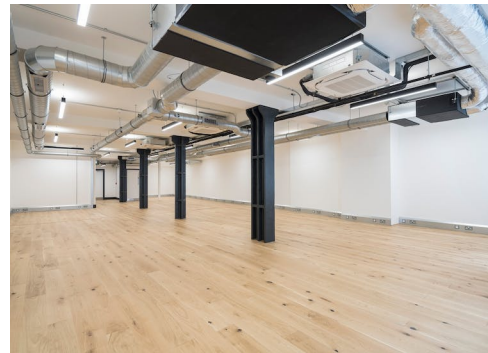
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## Amenities

- Converted warehouse building
- Fantastic ceiling heights
- Wooden flooring
- Air-conditioning
- Modern suspended lighting
- Demised courtyard in lower ground
- 3rd floor fully-fitted and furnished
- Exposed services
- Exposed brickwork and columns
- Self-contained WCs
- Kitchenette
- 24 hour access

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## Description

The newly refurbished floors are available on the a new lease directly from the Landlord. The Ground Floor will have new flooring, lighting, toilets, kitchenette and air conditioning.

The 3rd floor has been comprehensively refurbished and benefits from a full fit out to include workstations, break out zones, kitchenette and meeting rooms. All the specification for the refurbishment works have been provided at the highest level of quality.

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## Content

[View on Website](#)



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## Tenure

Leasehold

## Lease Term

New lease direct from the Landlord

## VAT

The property is elected for VAT

## Possession

Available now

## Legal Costs

Each party to bear their own legal costs in this transaction

## Local Authority

London Borough of Islington

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## Floor Areas & Outgoings

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The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
3rd - Fully-fitted	1,857	£62.50 per sq ft	£21.58 /sq ft	£6.50 /sq ft	£14,017.26	£168,207.06	Available
Ground	1,598	£45 per sq ft	£21.58 /sq ft	£6.50 /sq ft	£9,731.82	£116,781.84	Available
Lower Ground	1,888	£35 per sq ft	£10.58 /sq ft	£5 /sq ft	£7,957.92	£95,495.04	Let

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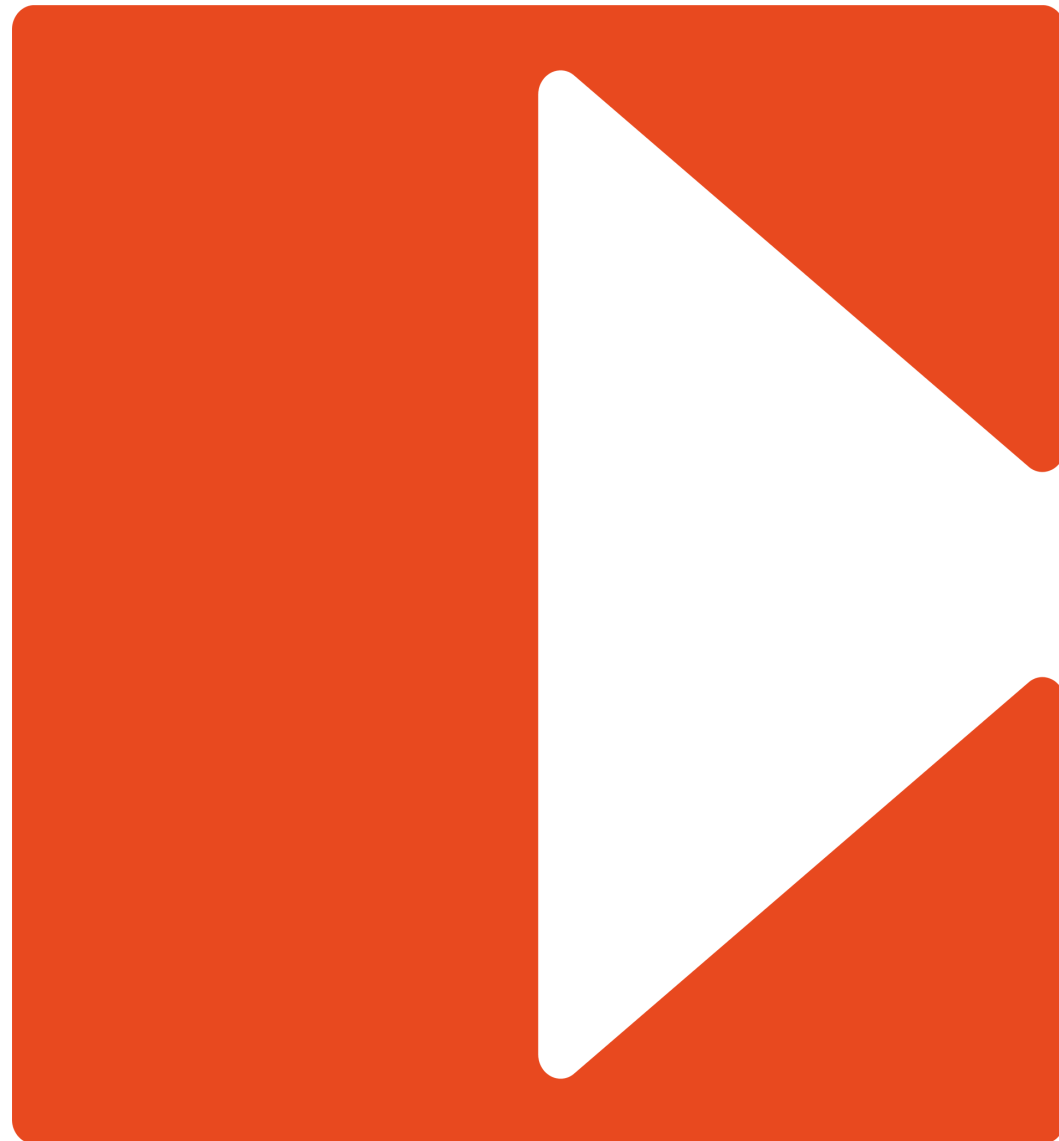
## Contact Us

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

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