Dobbin & Sullivan
Chartered Surveyors, Est 1991

Office
To Let

2nd Floor, 202 City Road, London, EC1V 2PH

Well located 2nd Floor office situated within the City Fringe

- Open Plan Layout
- Large window which allow plenty of natural lighting
- Excellent transport links via Old Street Station & London Liverpool Street
- Wooden flooring and modern layout

Interested?
Request more information.

020 8221 9610
dobbinandsullivan.com

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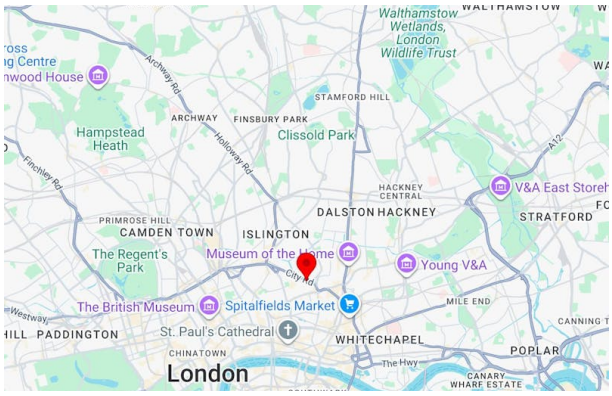
Summary

Available Size	400 sq ft
Rent	£20,000 per annum
Rates Payable	£6,487 per annum We recommend tenants make their own further enquiries to the local authority.
Rateable Value	£13,000
VAT	Not applicable
EPC Rating	C



Description

A well-presented 400 sq ft office offering a modern, open-plan layout, complete with a kitchenette. The space is currently used as a beautician studio but would be equally suitable for office use, with Class E (commercial) use also considered. Ideal for small businesses or creative professionals, the property combines functionality with a contemporary design, providing a flexible workspace ready for immediate occupation.

Location

The property is prominently located at 202 City Road, EC2, within the vibrant City Fringe area of London. City Road offers excellent connectivity, with Old Street Underground Station (Northern Line) and Angel Underground Station (Northern Line) nearby, as well as a number of bus routes providing access across central and East London. The location benefits from a mix of office, retail, and leisure amenities, including cafes, restaurants, and shops, making it ideal for businesses seeking a dynamic and well-connected workspace.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Office	400	37.16	Available
Total	**400**	**37.16**	

Viewing & Further Information

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