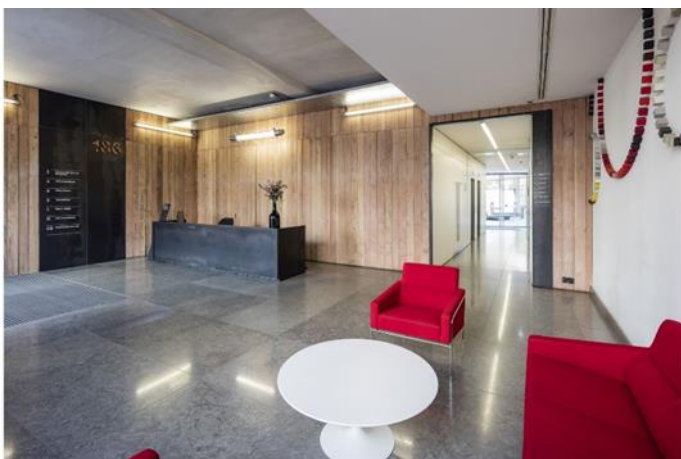


# OLD STREET

## 186 CITY ROAD

### LONDON EC1 2NU

Coming soon...  
Outstanding newly  
refurbished media style  
fitted office floor  
available for rent  
moments away from  
Old Street Roundabout



#### Summary

1<sup>st</sup> Floor

5,833 Ft<sup>2</sup> (541.90 M<sup>2</sup>) Approx.

Rent | £65.00 per sq ft

#### Contact us

Viewing is strictly by prior appointment  
with Colliers International through:

020 7101 2020



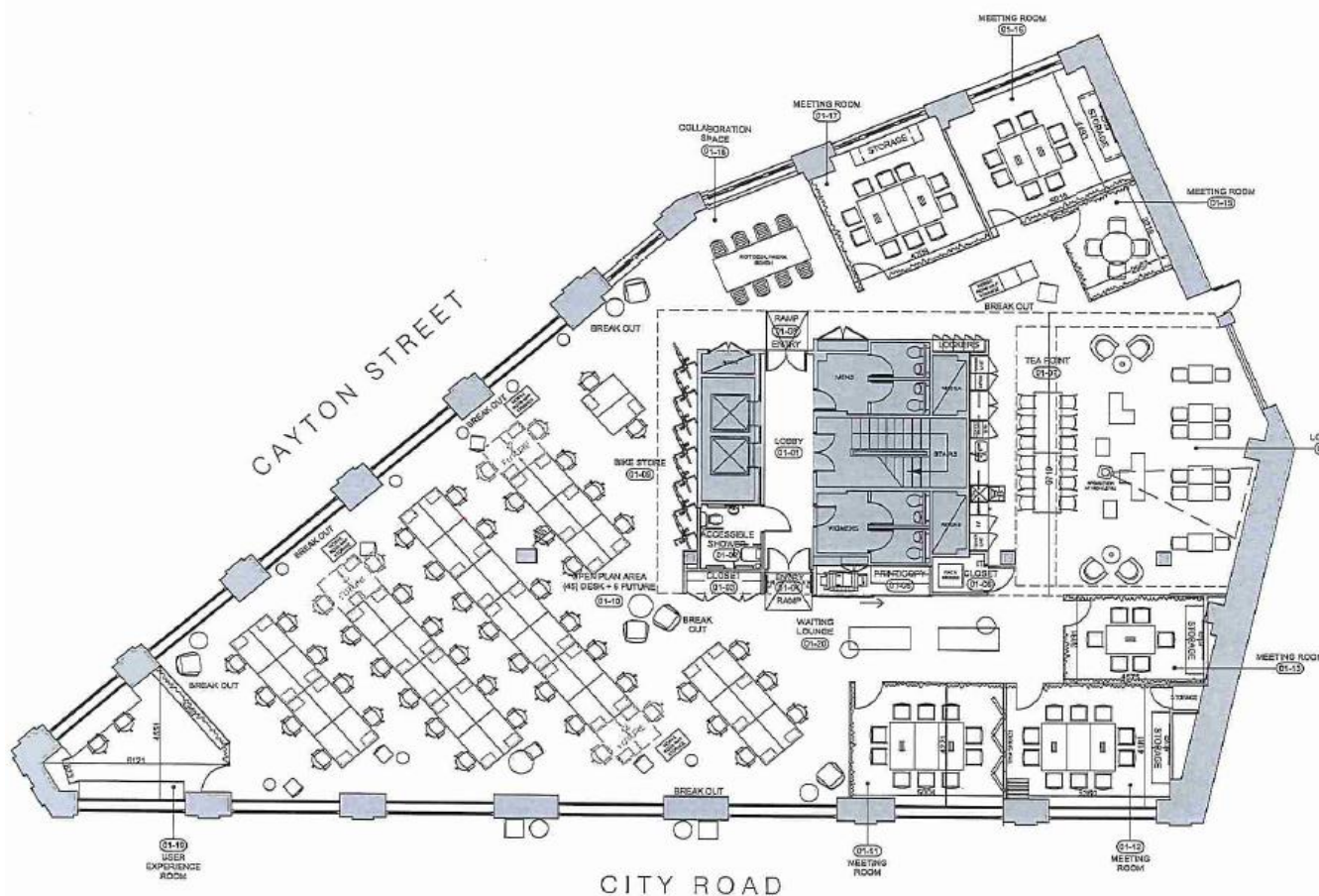
## PROPERTY DESCRIPTION

186 City Road occupies a prominent corner position on the key thoroughfare of City Road, at its junction with Cayton Street, located approximately 150 metres to the north of Old Street 'Silicon' Roundabout in the heart of Tech City and surrounded by a number of large scale mixed use developments.

Old Street Roundabout 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.

The reception lobby has undergone a comprehensive refurbishment designed by Ben Adams Architects.

The 1<sup>st</sup> floor office has been expertly designed with the creative occupier in mind and will benefit from a partially fitted space.



## AMENITIES

- Newly refurbished
- Partially fitted (meeting rooms and breakout space)
- Generous floor to ceiling heights
- Excellent natural daylight with windows spanning two elevations
- Raised floor
- New modern suspended lighting
- New industrial style exposed air-conditioning system
- WC facilities
- Commissionaire
- Nearest tube: Old Street & Angel Stations

## FLOOR AREAS & OUTGOINGS

Floor / Unit	Ft <sup>2</sup> Approx.	Rent /Ft <sup>2</sup>	Service Charge /Ft <sup>2</sup>	Rates /Ft <sup>2</sup>	Availability / Status
1 <sup>st</sup> Floor	5,833	£65.00	£8.41	£18.80	July 2020

Prospective tenants are advised to confirm any rating liability directly with the Local Authority



## CONTACT US

All appointments to view must be arranged via sole agents, Colliers International, through:

Richard Silver  
[richard.silver@colliers.com](mailto:richard.silver@colliers.com)  
07980 205 293

Sam Jacobs  
[sam.jacobs@colliers.com](mailto:sam.jacobs@colliers.com)  
07876 244 520

Morelands  
27 Old Street, London  
EC1V 9HL United Kingdom

[collierslondon.com](http://collierslondon.com)  
020 7101 2020

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

Colliers International is the licensed trading name of Colliers International Property Consultants Limited. Company registered in England & Wales no. 7996509. Registered office: 50 George Street, London W1U 7GA