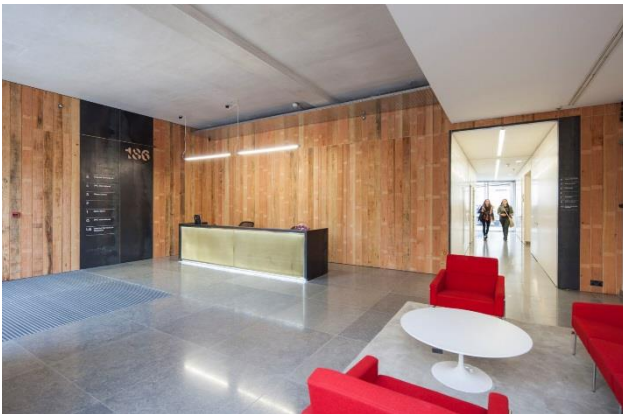


**COMING SOON: PARTIALLY FITTED HIGH QUALITY OFFICE SPACE  
WITHIN CLOSE PROXIMITY TO OLD STREET ROUNDABOUT**



**186 City Road, Old Street, EC1**

**JOSH PERLMUTTER**

Tel: 020 7831 8311  
Mob: 07814 699 096  
josh@richardsuskind.com

**ADAM NOBLE**

Tel: 020 7831 8311  
Mob: 07980 991 217  
adam@richardsuskind.com

## PROPERTY

Nearest Tube Stations: Old Street, Moorgate, Shoreditch High Street, Liverpool Street

- Newly refurbished
- Partially fitted with meeting rooms
- Generous floor to ceiling heights
- Excellent natural daylight with windows spanning two elevations
- Raised floor
- Kitchenette and breakout area
- New modern suspended lighting
- New industrial style exposed air-conditioning system
- WC's
- Shower facilities
- Commissionaire
- Cabled

FLOOR	SQ FT APPROX	RENT PER SQ FT	SERVICE CHARGE PER SQ FT APPROX	RATES PER SQ FT APPROX	APPROX COST PCM (ALL INCLUSIVE)
FIRST	5,833	£65.00	£8.41	£21.00	£45,891.13
TOTAL	5,833	£65.00	£8.41	£21.00	£45,891.13

## LEASE

New Full Repairing and Insuring Lease available direct from the Landlord

## EPC

An EPC has been commissioned and will be available on request.



For further information and Inspections please contact sole agents:

**RICHARD SUSSKIND**  
020 7831 8311

Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS

These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT.