



4 CITY ROAD

LONDON EC1

Up to 6,353 sq ft contemporary office space available over 6 floors



REMODELLED & STYLISH

4 City Road has been remodelled to offer 871 - 6,353 sq ft of contemporary office space. The property is arranged over 6 floors, with the 5th floor being fully fitted out. The building has remarkable views of the Honourable Artillery Company and the ground, 1st and 2nd floors benefit from high-quality terraces. Facilities include showers, toilets, kitchenettes and bike parking which are located in the basement.





GROUND FLOOR CAT A

FIFTH FLOOR FIT-OUT



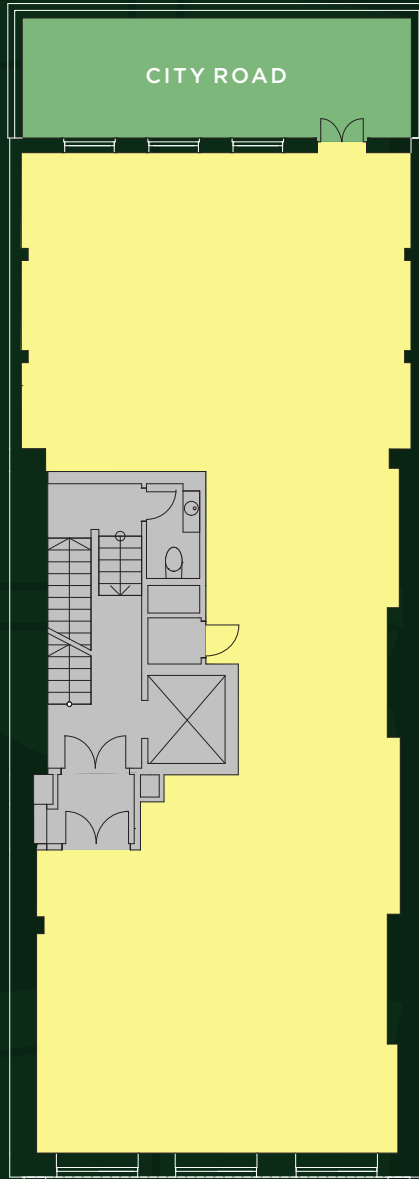
FIRST FLOOR TERRACE

FLOOR	SQ FT	CONDITION	STATUS
5	879	Fit-out	Available
4	900	CAT A	Available
3	871	CAT A	Available
2	881	CAT A	Available
1	1,445	CAT A	Available
GROUND	1,377	CAT A	Available
TOTAL	6,353		

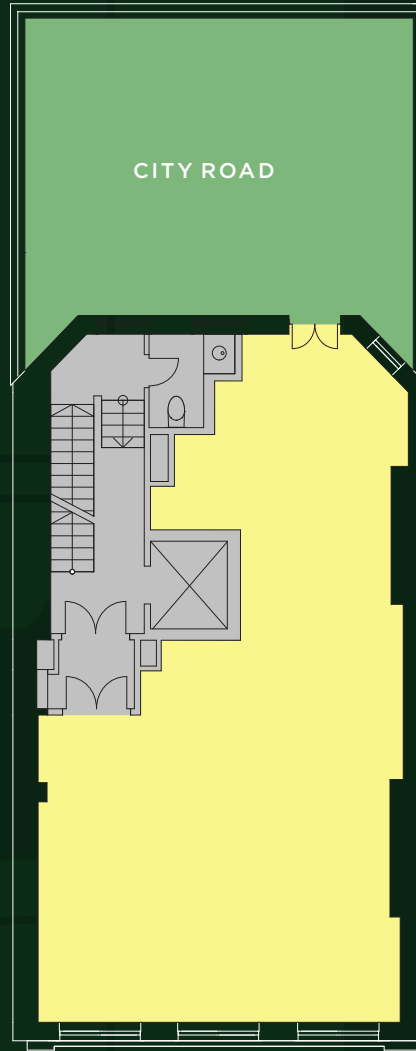


FLOOR PLANS

1ST FLOOR
1,445 sq ft

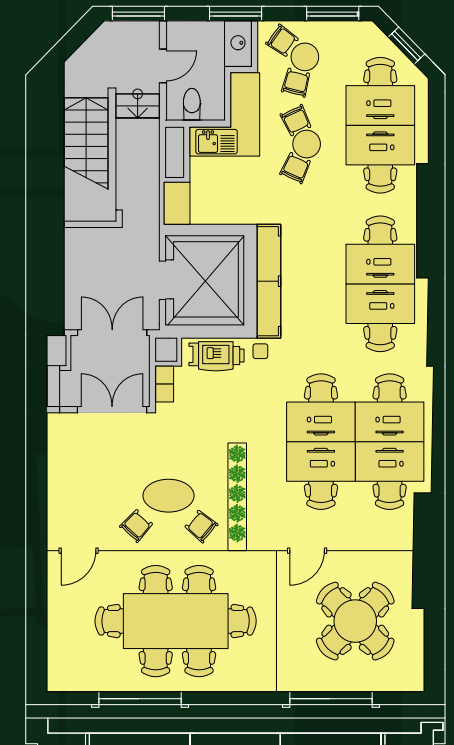


2ND FLOOR
881 sq ft



5TH FLOOR
879 sq ft

- 8 x Workstations
- 2 x Meeting rooms
- 1 x Kitchenette
- 1 x Breakout area
- 1 x Reception
- 1 x Copy point



CITY ROAD

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BIKE STORAGE

HIGHLIGHTS



Refurbished and part fitted



Excellent natural light



Superb views over HAC



Private terraces on ground, 1st and 2nd floors



Reception with seating



Fully accessible raised floors



New LED lighting



Opening windows for increased fresh air



Brand new kitchenettes



Passenger lift



Refurbished WC's



Shower facilities and bike storage



SECOND FLOOR TERRACE



FIFTH FLOOR MEETING ROOMS



THIRD FLOOR CAT A



SECOND FLOOR TERRACE



CITY COOL

The building sits equidistance between Old Street and The City. From international street food at White Cross Market to fine dining at Broadgate Circle the location benefits from a huge variety of amenities. For some relaxation, a number of green spaces are near by and occupants are very well connected with numerous stations within walking distance.



AVIARY



WHITECROSS MARKET



FINSBURY CIRCUS



DINING

1. Monohan Ramen
2. Pasta Nostra
3. Oficina 00
4. Daffodil Mulligan
5. Leonard St Market
6. Flat Iron
7. Bottega Prelibato
8. Sagardi
9. Gloria
10. Padella
11. Lantana
12. Whitecross St Market
13. Aviary
14. Camino
15. Gaucho
16. The Jugged Hare
17. The Brewery
18. Dining Rooms
19. Angler
20. Comptair Libanais
21. Yauatcha
22. Eatly
23. Manteca
24. Dishoom
25. The Ivy City Garden
26. Duck & Waffle
27. Sushisamba

BARS

1. Tayler + Elementary
2. Bounce
3. Leroy Wine Bar
4. Flight Club
5. Queen of Hoxton
6. Junkyard Golf
7. Seed Library
8. The Botanist
9. Mrs Fogg's
10. Fox Fine Wine & Spirits
11. Serata Hall

CAFES

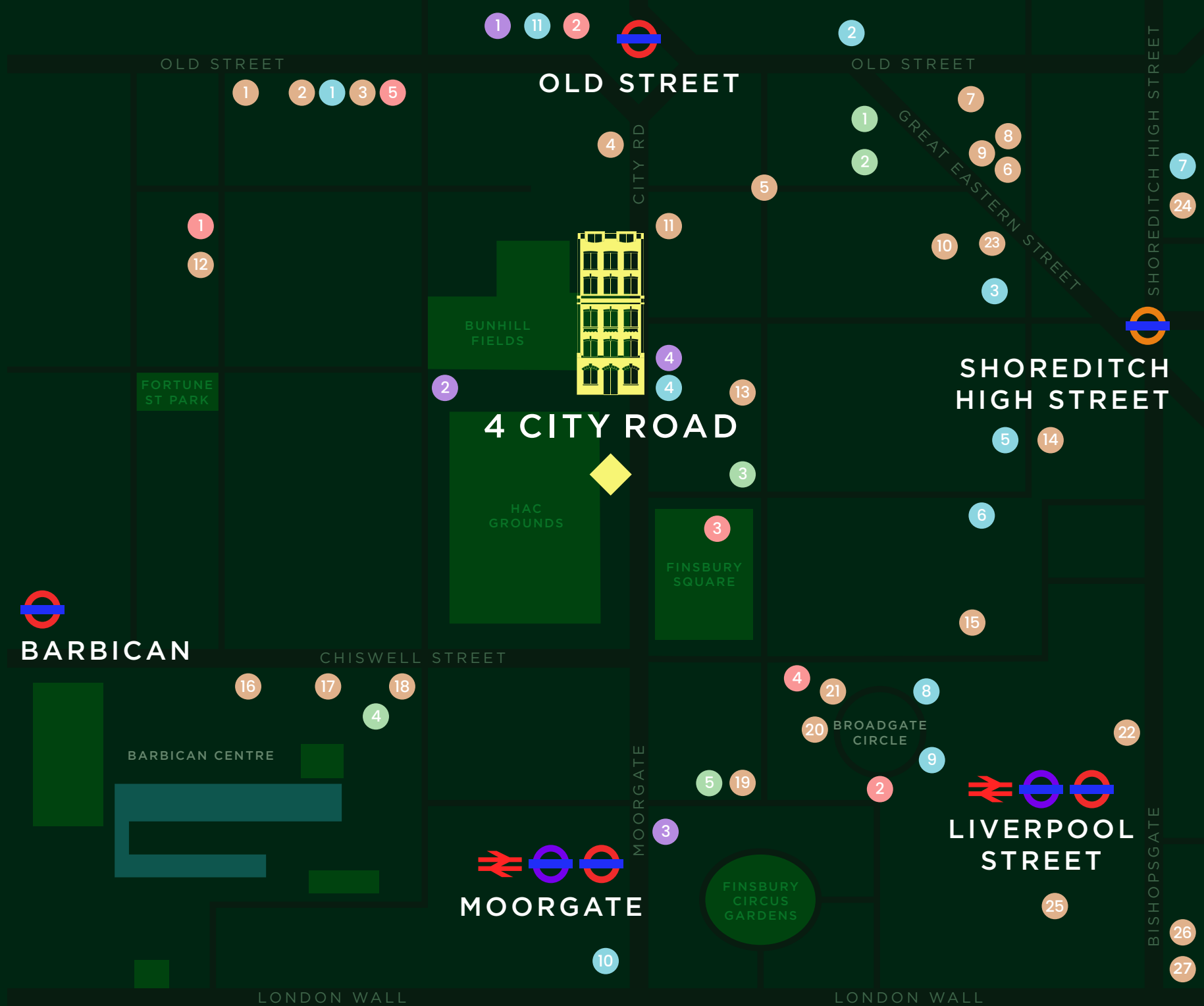
1. FWD: Coffee
2. Grind
3. Finsbury Square Garden
4. Redemption Roasters
5. Trade

HOTELS

1. The Hoxton
2. Nobu
3. Montcalm Royal House
4. The Montcalm
5. South Place

GYMS

1. Gymbox
2. Virgin Active
3. Third Space
4. Barry's





FLOOR	SQ FT	CONDITION	STATUS	RENT
5	879	CAT B	Available	£59.50
4	900	CAT A	Available	£54.50
3	871	CAT A	Available	£54.50
2	881	CAT A	Available	£64.50
1	1,445	CAT A	Available	£59.50
GROUND	1,377	CAT A	Available	£59.50
TOTAL	6,353			

SERVICE CHARGE

£9.50 (estimate)

BUSINESS RATES

£17.41 (estimate)

bbg 
real estate **london**

TOM BOGGIS

07796 070656

tom.boggis@bbgreal.com

ABIGAIL DUCKWORTH

07886 170663

abigail.duckworth@bbgreal.com

Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. September 2023

Design and production: www.stuartchapmandesign.co.uk 020 3983 166