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337 City Road | Angel | London | EC1V 1LJ
PERIOD OFFICES TO LET

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- ground & lower ground
- 150.03 m² (1,615 ft²) approx.
- 'e' use class
- new lease available
- rent: £50,000 per annum
- close to angel station

DESCRIPTION

The lower ground floor comprises mostly open plan offices, a small kitchenette, storage, with a ceiling height of 2.25m and roof lights to the rear providing natural light. There is a separate access from the lower ground directly onto City Road.

An internal staircase links the rear office room at the ground floor, which is bright space benefiting from a pitched roof and rooflights. There is an additional room on the ground floor with high ceilings of 3m and period features, accessed off the main entrance lobby, ideal for a board room or separate meeting room.

The offices benefit from wall mounted air conditioning, gas central heating, male and females WCs, located on the ground floor. We understand that the premises benefit from 'E' Use Class, covering Offices, Medical, Educational, Training. Other uses will be considered subject to planning consent.

LOCATION

Situated on City Road (A501), between Colebrooke Row and Nelson Terrace in Angel.

Neighbouring occupiers include; Fitness First, Wayfair Furniture, The Gym Group, Unite Student Accommodation, Newtrade Media, Elia Mews Car Park, Charles Lamb Public House, Cross Court House, Co-Op Convenience Store, Dog Trust, National Autistic Society, Virgin Active and Hotel NHow.

Angel Underground station (Northern line) is within walking distance, providing services to Kings Cross St Pancras, Old Street, London Bridge, Camden Town, Edgware, High Barnet and Morden. There are also various buses serving the area located on the City Road.

ACCOMMODATION

Ground floor	56.67 m ²	610 ft ²	
Basement	93.36 m ²	1,005 ft ²	
TOTAL	150.03 m²	1,615 ft²	N.I.A.

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

We were not able to obtain the current Rateable Value. Contact Islington Council on 020 7527 2633 to confirm what amount might be payable.

