



CITY ROAD

London EC1

Vacant 6,850 sq ft virtual freehold
for sale in the heart of Tech City





259 City Road

Executive Summary

- Virtual Freehold
- Shell & Core Condition
- Fully Self-contained
- Extensive Street Frontage onto City Road
- B1 Usage
- A short walk to both Old Street & Angel Stations
- Quoting offers in excess of £4,250,000 equating to £620 Per Sq Ft.

259 City Road sits proudly on the corner of City Road and Wharf Road and provides 6,850 Sq Ft of office space in one of London's most creative districts with ceiling heights up to 5.3 meters.



Amenities

- Development designed by renowned architects UN Studio
- 5.3 meter floor to ceiling height on Ground Floor
- 3 meter floor to ceiling height on Lower Ground Floor
- Full height glazing on Ground Floor offering excellent branding opportunities
- Opportunity to install mezzanine(s) to increase floor area.



CGI - Fitted Ground Floor







The Location

Hoxton and Shoreditch have long been hailed as the place for start-ups, fashion brands, architect firms, media and advertising companies due to the area's abundance in Victorian warehouses and workhouses. These unusual spaces lured the creative masses to the area with Hoxton in particular being a residency for young artists since the 1980s which in turn spawned a number of exciting bars, galleries, boutiques and restaurants.

The area now coined 'Tech City' is now home to some of the globe's most well-known brands and is now considered one of London's most sought-after districts.



Local Occupiers

EAT & DRINK

- 01 Sardine
- 02 The Wenlock Arms
- 03 The Narrow Boat
- 04 Aburi
- 05 Canal No 5
- 06 The Med Cafe
- 07 Pedlar Cafe
- 08 Aquila Cafe
- 09 Niche - Gluten Free
- 10 Bodean's BBQ
- 11 BEERS London
- 12 The Three Crowns
- 13 Bone Daddies
- 14 Ceviche
- 15 Nightjar
- 16 Ozone Coffee Roasters
- 17 Lantana Cafe
- 18 Clerkenwell Grind
- 19 Pham Sushi
- 20 Flamboree
- 21 Palantino
- 22 Fare Bar & Canteen
- 23 Passo
- 24 Whitecross Street Market
- 25 Kennedy's of Goswell Rd
- 26 Look Mum no hands!
- 27 The Slaughtered Lamb
- 28 Goswell Road Coffee

WELLNESS

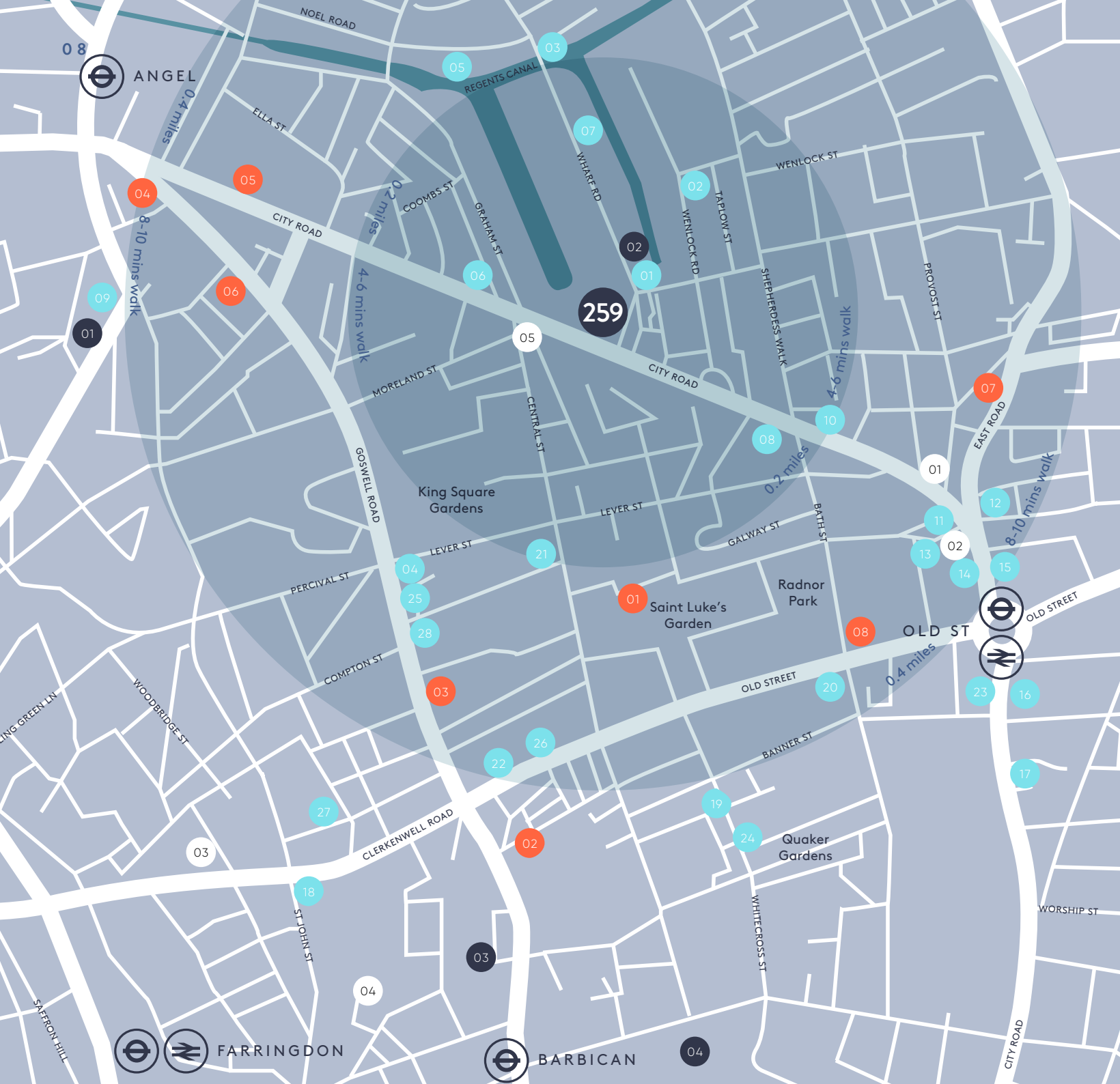
- 01 Finsbury Leisure Centre
- 02 Golden Lane Sport & Fitness
- 03 City Sport
- 04 Virgin Active Angel
- 05 Fitness First
- 06 The Gym Angel
- 07 Fierce Grace Hot Yoga
- 08 Gymbox Old Street

THINGS TO DO

- 01 Sadlers Wells
- 02 Victoria Miro Gallery
- 03 The Unseen Gallery
- 04 Barbican Centre

HOTELS

- 01 M by Montcalm
- 02 The Z Hotel
- 03 The Zetter Hotel
- 04 Malmaison Hotel
- 05 The Nhow Hotel



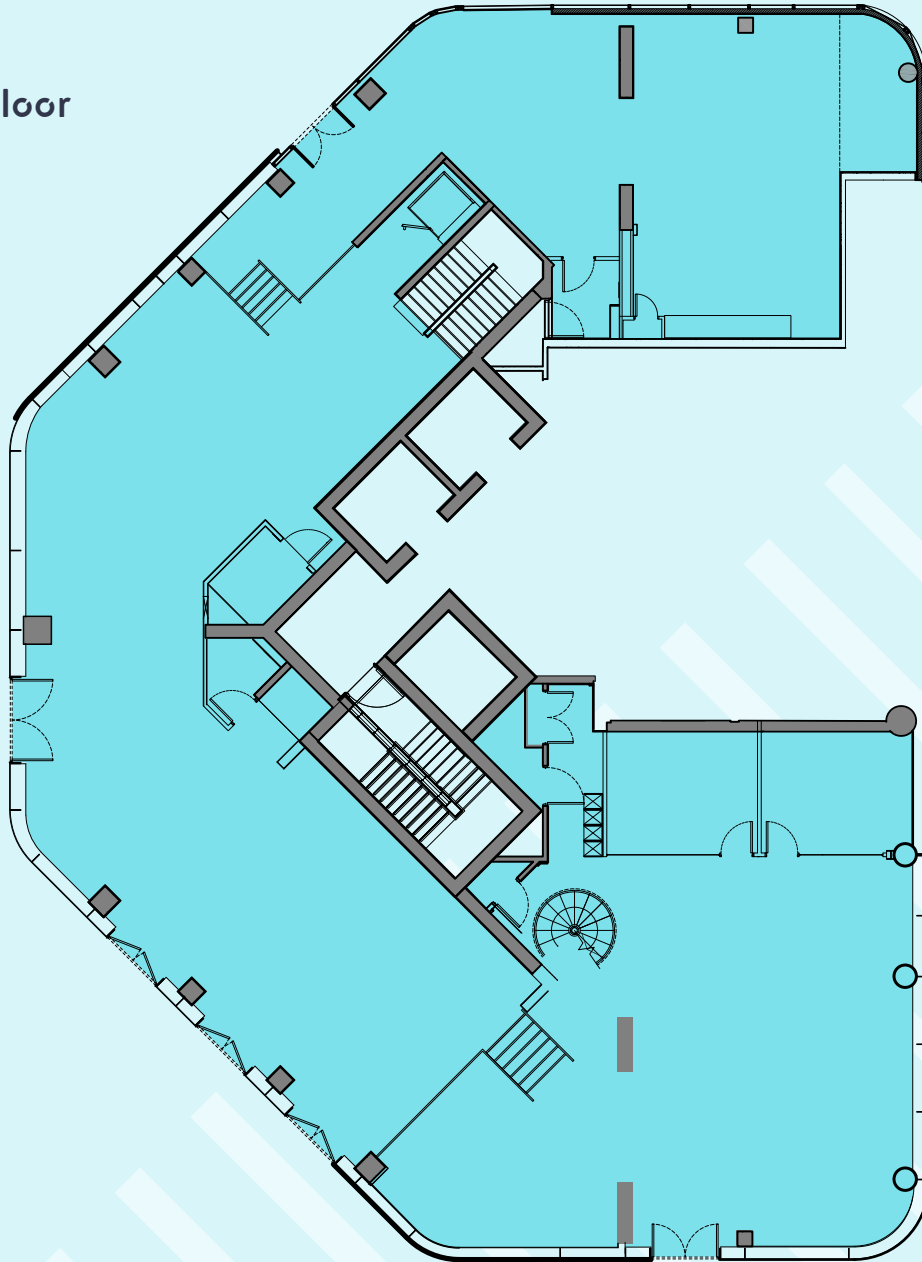
Connectivity



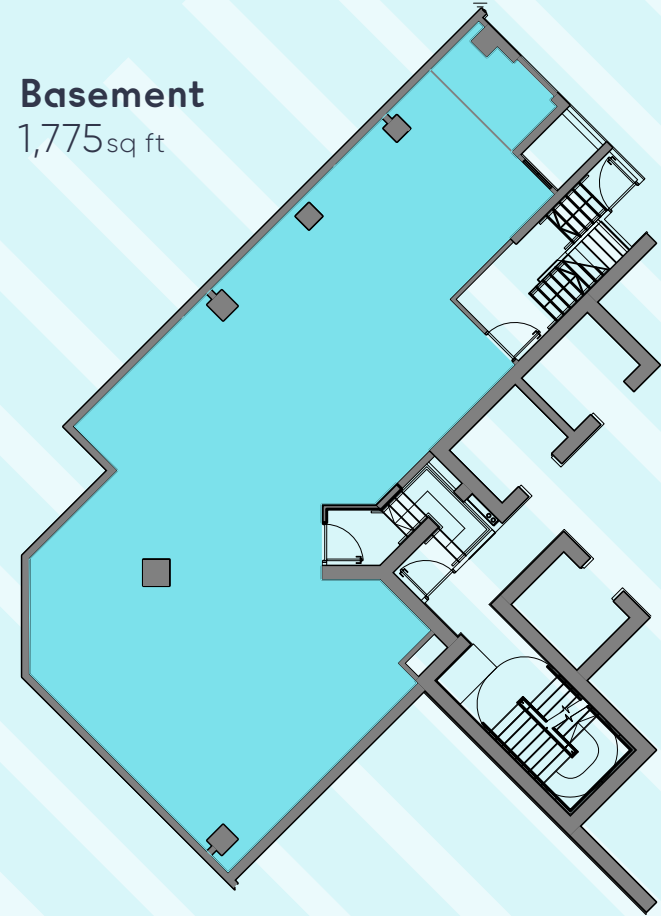


Floor Plans

Ground Floor
5,075sq ft



Basement
1,775sq ft



Accommodation

The property provides the following approximate Net Internal Areas:

Floor	Ft ² Approx
Ground	5,075
Basement	1,775
Total	6,850

Tenure

Long Leasehold for a term of 999 years.

EPC

Available Upon Request.

VAT

The Property is elected for VAT.

Price

Quoting offers in excess of £4,250,000 equating to £620 Per Sq Ft.



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