

4 CITY ROAD

LONDON EC1

Up to 2,277 sq ft of contemporary CAT A and fully fitted office space, available over two floors



REMODELLED AND STYLISH

4 City Road has been remodelled and refurbished, to offer 6,350 sq ft of contemporary workspace arranged over six floors.

The ground and 4th floors remain available. The 4th floor is fully fitted and furnished and the ground floor benefits from a kitchenette and a private terrace, and both floors have remarkable views of the Honourable Artillery Company grounds.

Facilities include newly refurbished showers and bicycle storage in the basement.

A planning application has recently been submitted for a self-contained entrance to the ground floor.





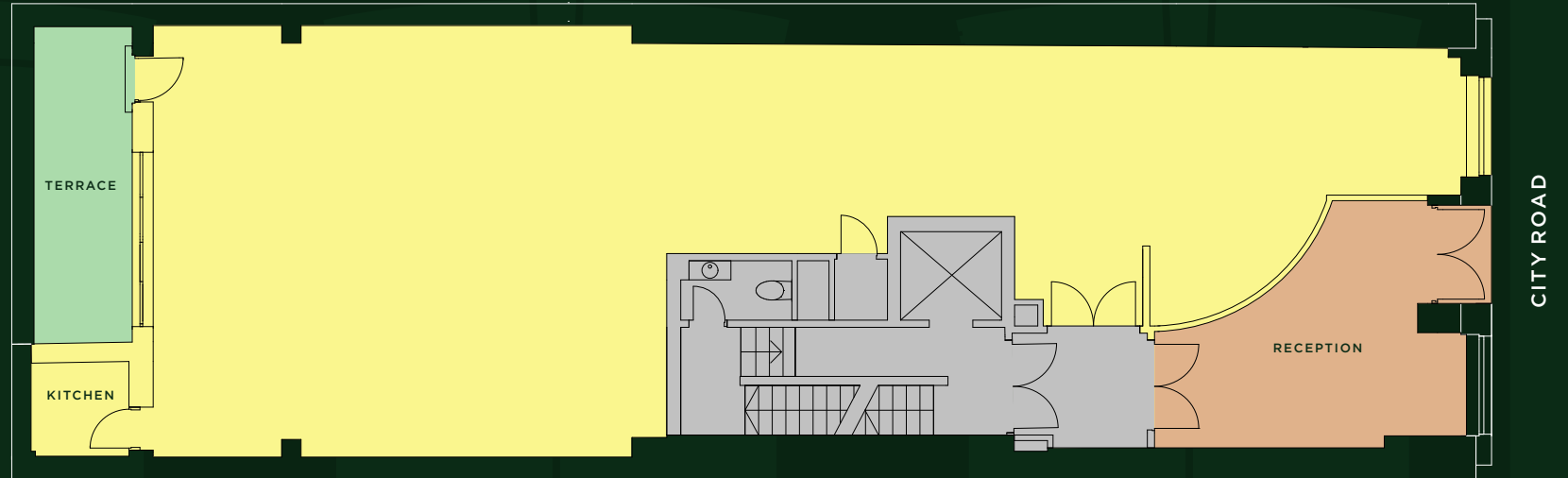
FLOOR	SQ FT	CONDITION	STATUS
5			LET
4	900	Fully fitted	Available
3			LET
2			LET
1			LET
GROUND (private terrace)	1,377	CAT A	Available
TOTAL	2,277		



FLOOR PLANS

GROUND FLOOR

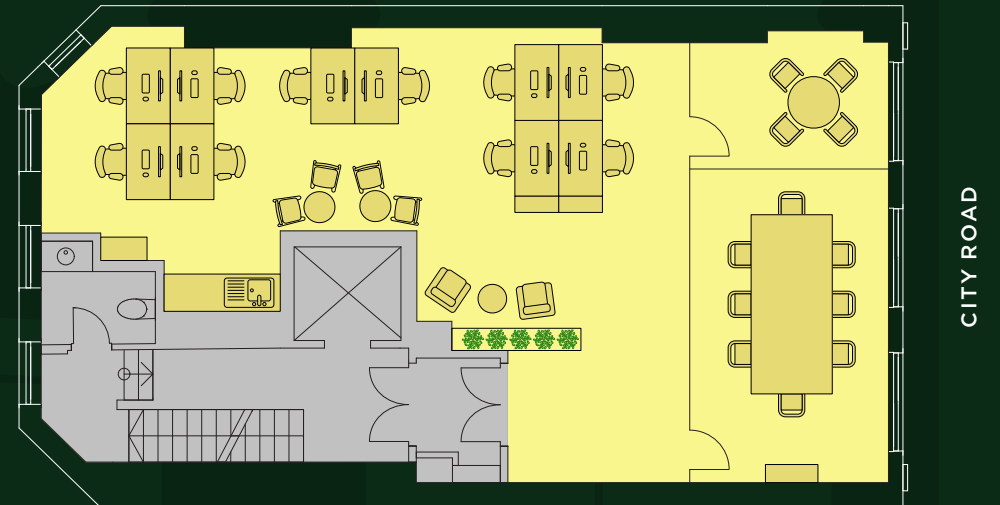
1,377 sq ft



4TH FLOOR

900 sq ft

- 10 x Workstations
- 2 x Meeting rooms
- 1 x Kitchenette
- 1 x Breakout area
- 1 x Reception





4TH FLOOR OFFICE SPACE

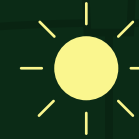


4TH FLOOR MEETING ROOM

HIGHLIGHTS



Refurbished and
part fitted



Excellent natural
light



Superb views over
HAC



Private terrace on
ground floor



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



GROUND FLOOR TERRACE



GROUND FLOOR VIEW OF THE HAG GROUNDS



4TH FLOOR OFFICE SPACE



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.



DINING

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

BARS

1. Tayler + Elementary
2. Bounce
3. Hidden Grooves
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
12. Finsbury Square Garden

CAFES

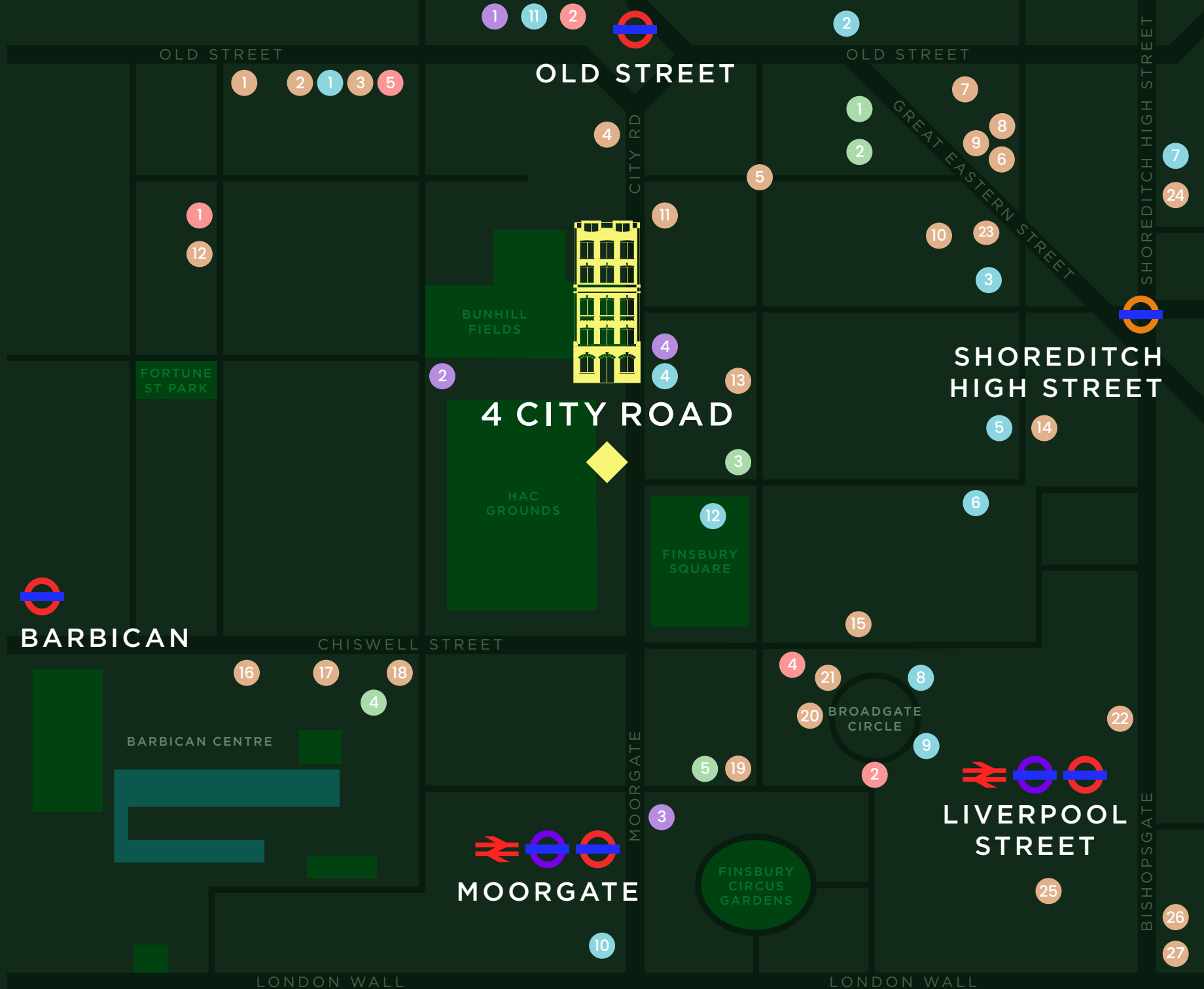
1. FWD: Coffee
2. Grind
3. Redemption Roasters
4. Trade

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 (PSF)
5				LET
4	900	Fully fitted	Available	£54.50
3				LET
2				LET
1				LET
GROUND (private terrace)	1,377	CAT A	Available	£59.50
TOTAL	2,277			

SERVICE CHARGE (psf.)	BUSINESS RATES (psf.)
£9.50 (estimate)	£17.41 (estimate)



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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. June 2025

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