

REFURBISHED OFFICES OVERLOOKING HAC



8 City Road, Moorgate, London, EC1

Tech City, London, EC1Y 2AA

1,370 to 4,242 sq ft of Fully Refurbished Office Space with Communal and Private Terraces Overlooking the HAC

1,436 to 4,242 sq ft
(133.41 to 394.09 sq m)

- Superb views of Finsbury Square & HAC grounds
- Passenger lift with step-free access
- Flexible office suites with meeting rooms & breakout space
- Manned Commissionaire
- Communal and private terraces for tenants
- Modern LED lighting & air-conditioning

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Summary

Available Size	1,436 to 4,242 sq ft
Rent	£45 - £55 per sq ft
Rates Payable	£18 per sq ft
Rateable Value	£138,500
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (52)

Description

8 City Road provides modern, high-quality workspace with extensive views over and the Honourable Artillery Company (HAC) grounds. The 5th and 6th floors comprise a duplex suite with a private rooftop terrace, while the 2nd and 3rd floors offer versatile open-plan office space, suitable for a range of business requirements.

The building includes communal meeting rooms, a well-equipped kitchen, and indoor and outdoor breakout areas. The recent refurbishment has upgraded the reception area, LED lighting, air-conditioning, and passenger lifts.

Location

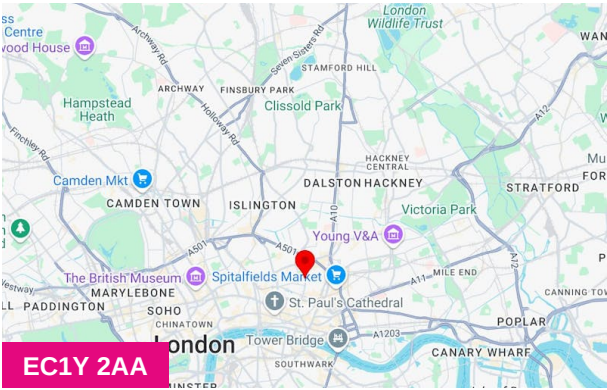
8 City Road occupies a prime position at the crossroads of the City of London and the tech and media hub of Old Street, situated directly opposite the Alphabeta Building, which houses leading technology and design firms.

The property is just north of Finsbury Square, benefiting from outstanding transport connections:

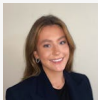
- Moorgate Station (4 mins south) – Direct links to the City, West End, and Canary Wharf, via (add in the lines used)
- Old Street Station (4 mins north) – Gateway to London’s tech hub via the Northern Line
- Liverpool Street Station (5 mins east) – High-speed connections to Stanstead and Heathrow airports, Stratford, and the UK rail network.

Specification

- Spectacular views of HAC
- Private and communal terraces
- Flexible meeting rooms & breakout spaces
- Refurbished reception & secure entry
- Air-conditioned offices with LED lighting
- Passenger lift & step-free access
- DDA Compliant



Viewing & Further Information



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