

TO LET

226-236 CITY ROAD

London EC1V 2TT



Key Highlights

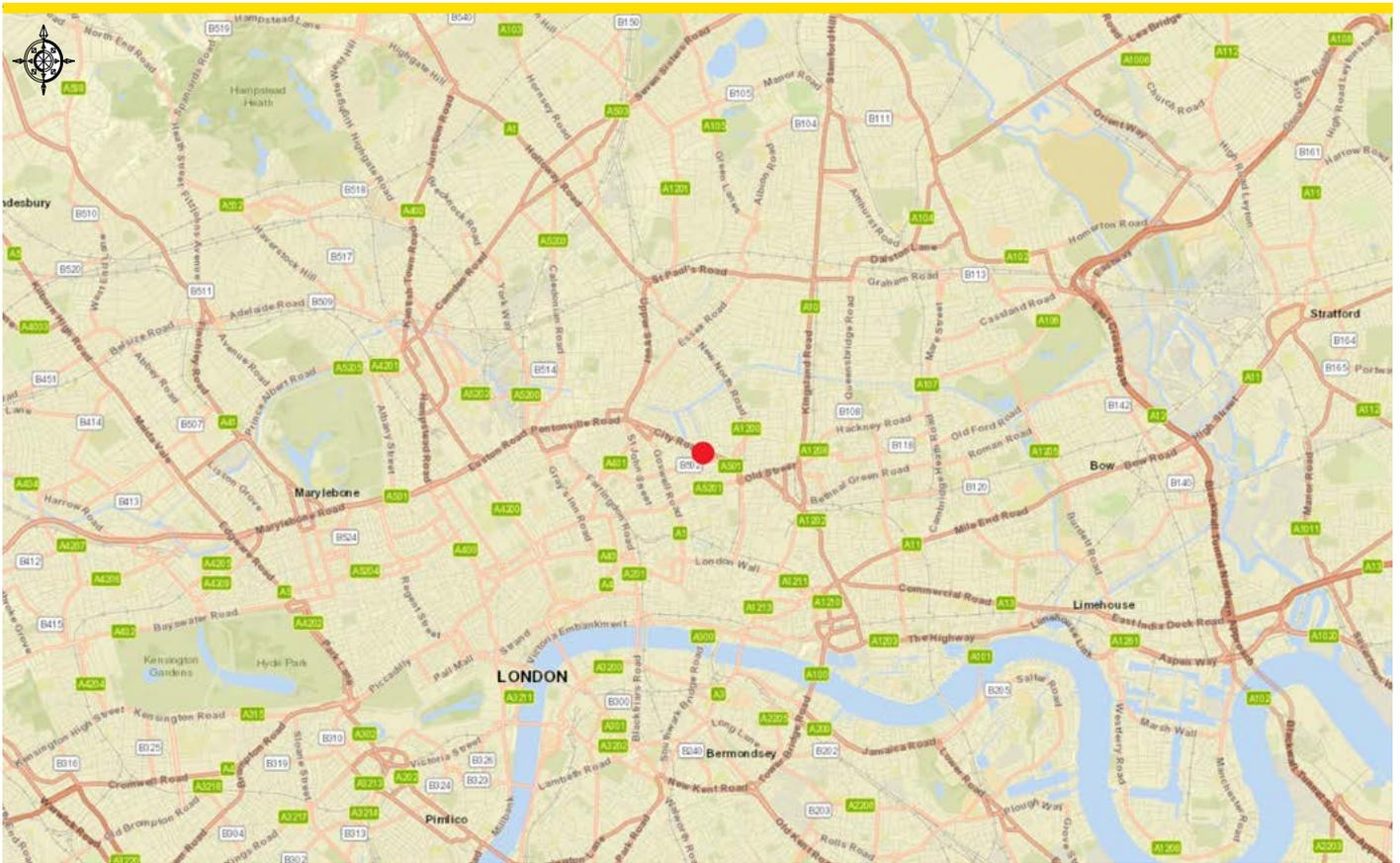
- Rare Central London industrial / distribution warehouse
- Catchment of c. 1.75 million people within a 5 mile radius
- Available with adjoining offices or separately
- 2 loading doors
- Clear Internal Height of 4.5m

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Location

226-236 City Road occupies an island site on the southern side of City Road. It is strategically positioned approximately 600 metres from Old Street Station (Northern Line & the Northern City Line) and is easily accessible via the A1 and A10.

The site is perfectly suited for last mile distribution (subject to planning), being located approximately 1.2 miles from the City of London and with c. 1.75 million people living within a 5 mile radius.

Accommodation

226-236 City Road offers prominent ground floor office and warehouse accommodation. The demise benefits from a self-contained entrance off Mora Street as well as access via the main building reception.

FLOOR AREA	SQ FT	SQ M
Warehouse	8,998	836
Office	1,965	183
Total	10,963	1,018

(All areas are approximate and measured on a Gross Internal Basis)

General Specification

Warehouse:

- 4.5m clear internal height
- 2 level access roller shutter doors
- Heating and cooling
- Reception and kitchen/breakout area
- 3 x meeting rooms
- Server room
- 2 x fully functioning kitchens
- 3 x WCs and 1 x shower
- 2 x edit/retouching suites
- 2 x studios

Office:

- Ceiling mounted cooling
- Underfloor trunking
- Carpeted throughout
- 2 x demised WCs
- Dual entrances via the building reception and a self-contained entrance off Mora Street

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Travel Distances

LOCATION	MILES / MINS
City	1.2 / 5
West End	3.3 / 10
M1 (Junction 2)	9.2 / 22
M25 (Junction 25)	12.2 / 30
London City Airport	7.3 / 18
Dartford Crossing	20.5 / 30
Canary Wharf	4.5 / 14

Terms

The property is held by way of a lease expiring November 2021.

Available via assignment, sublease or a new direct lease, subject to the Landlord's consent.

Rates

Available on request.

Service Charge

Available on request.

EPC

E (125)

Permitted Use

Light industry B1(c) use for the warehouse accommodation and B1(a) use for the office accommodation.



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