



## DESCRIPTION

This building has an open-floor plan that is filled with flexible workspaces and meeting rooms all of which are centred around a bright and spacious atrium. This in turn creates a productive and inspiring atmosphere that is evident in every corner of the building. There is a focus on connectivity which is demonstrated by the high-speed Wi-Fi and extensive network of like-minded individuals which allows you to discuss and grow your business to it's full potential.

## LOCATION

Situated in Shoreditch, this centre is less than a five minute walk both Old Street and Moorgate tube stations as well as Liverpool Street train station, ensuring that you are always connected to the rest of the city. The ever-transforming Shoreditch area is fast-paced, diverse and always on-trend offering a multitude of cafes, bars and parks meaning there will be something suited to every member of your team.

## SPECIFICATION/AMENITIES

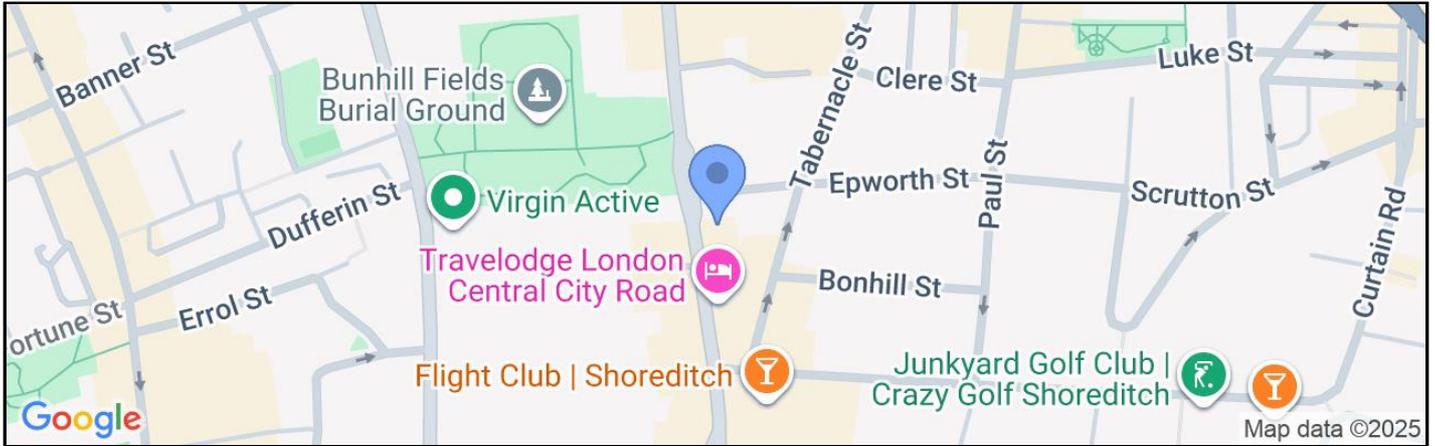
- Access 24/7
- Air-Conditioning
- Meeting room access
- Showers
- Kitchen

# EPWORTH HOUSE

25 CITY ROAD, LONDON, ECIY 1AA



GRYPHON  
PROPERTY PARTNERS



## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. September 2025