

48 KINGSWAY PLACE, ECI

1,493 SQ FT
OFFICES IN CONVERTED VICTORIAN SCHOOL
FOR SALE / FOR RENT
CLERKENWELL, ECI





DESCRIPTION

A rare opportunity to acquire a unique lower ground floor studio office comprising open plan workspace with polished concrete flooring, exposed brickwork and multiple small rooms which are extremely versatile and can be used for zoom booths, meeting rooms, private offices, storage and more. The space is perfect for start-ups and creative industries and benefits from being part of a secure gated development with security and landscaped communal gardens.

AMENITIES



24 HOUR
SECURITY



COURTYARD



SHOWERS



MEETING ROOMS



EXPOSED
BRICKWORK



LISTED BUILDING



KITCHENETTE



AIR
CONDITIONING



GREAT CEILING
HEIGHTS

OFFICES IN CONVERTED VICTORIAN SCHOOL







TRANSPORT

Farringdon – 6 mins



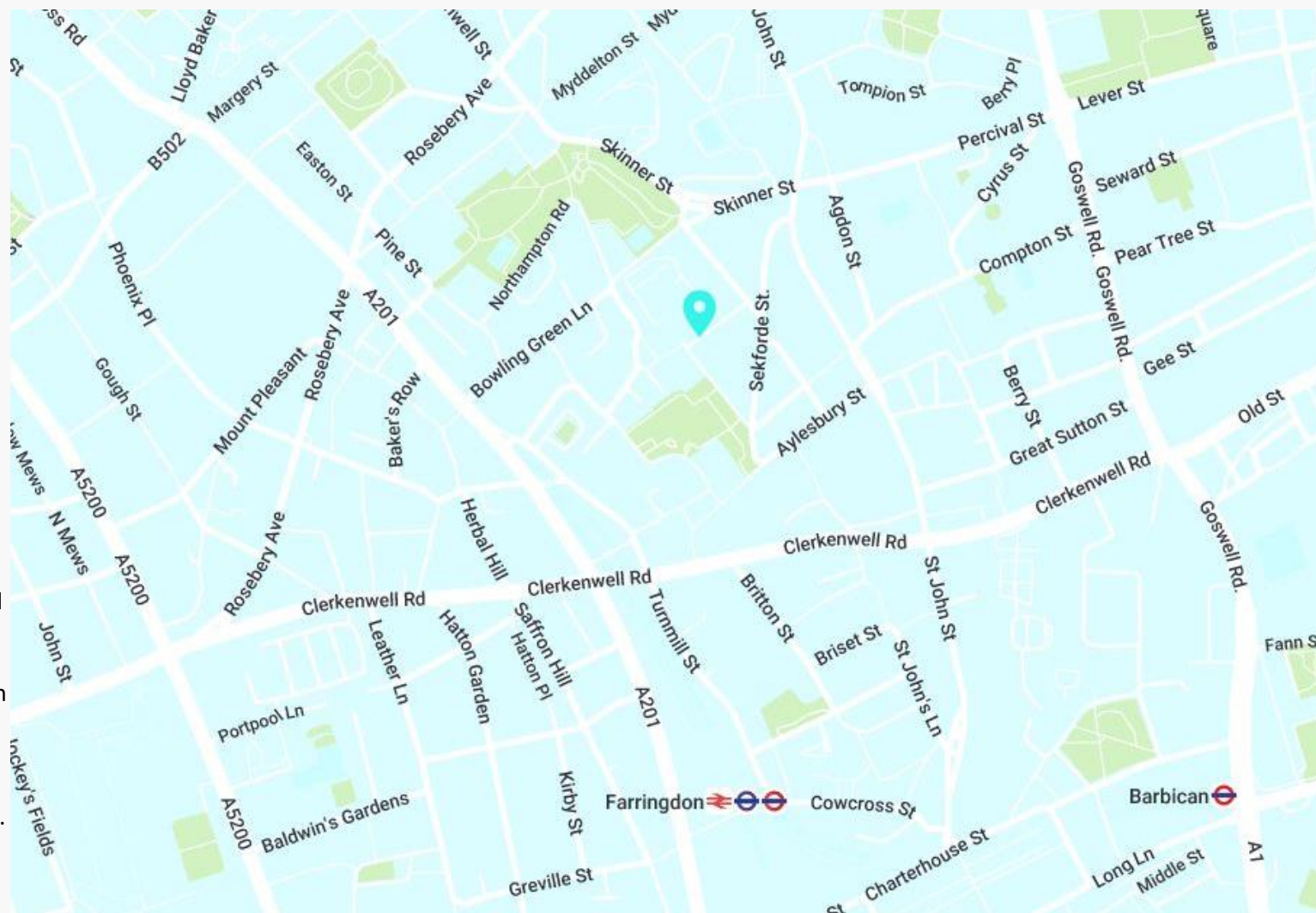
Barbican – 12 mins



AREA

Located very conveniently nearby to Farringdon Station and the various restaurants and shops of Clerkenwell Road and St John Street and Exmouth Market being in the heart of Clerkenwell, just off Clerkenwell Green. The area is well known for its restaurants and bars, Exmouth Market and Leather Lane host popular lunch time street food market stalls, and Old Street and Shoreditch are a short walk.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	PRICE	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)
Lower Ground	1,493	Available	£635,000	£30	£7	£8.95 *
* Includes heating/gas						

LEASE

Sale of Virtual Freehold or a new lease
be negotiation

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and
Interested parties should make their
own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

The premises can be offered on a
managed basis via
www.baseoffices.london

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWINGS VIA SOLE JOINT AGENTS

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