

43-45 MITCHELL STREET, ECI

2,920 - 5,840 SQ FT
UNIQUE SELF-CONTAINED WAREHOUSE
STYLE DUPLEX FOR RENT/SALE
OLD STREET, ECI



43



11/16

43

45

MITCHELL STREET



DESCRIPTION

This self-contained commercial unit comprises 5,840 sq ft arranged over the ground and lower ground floors of this striking and original warehouse building.

The property features ceiling heights in excess of 3m, excellent natural light and characterful exposed brickwork. Additional amenities include, shower facilities, part air conditioning, and timber/concrete floors.

The property is to be let or sold as a whole. Consideration will also be given to selling the property as two self-contained units each over ground & lower ground floors.

AMENITIES



AIR
CONDITIONING



SELF-CONTAINED



WAREHOUSE
STYLE FEATURES



MEETING ROOMS



SHOWERS



EXCELLENT
NATURAL LIGHT



EXPOSED
BRICKWORK



EXPOSED
SERVICES



GREAT CEILING
HEIGHTS

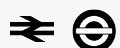
CHARACTERFUL SELF-CONTAINED WAREHOUSE STUDIO/OFFICE





TRANSPORT

Old Street – 5 Minute Walk



Barbican – 12 Minute Walk



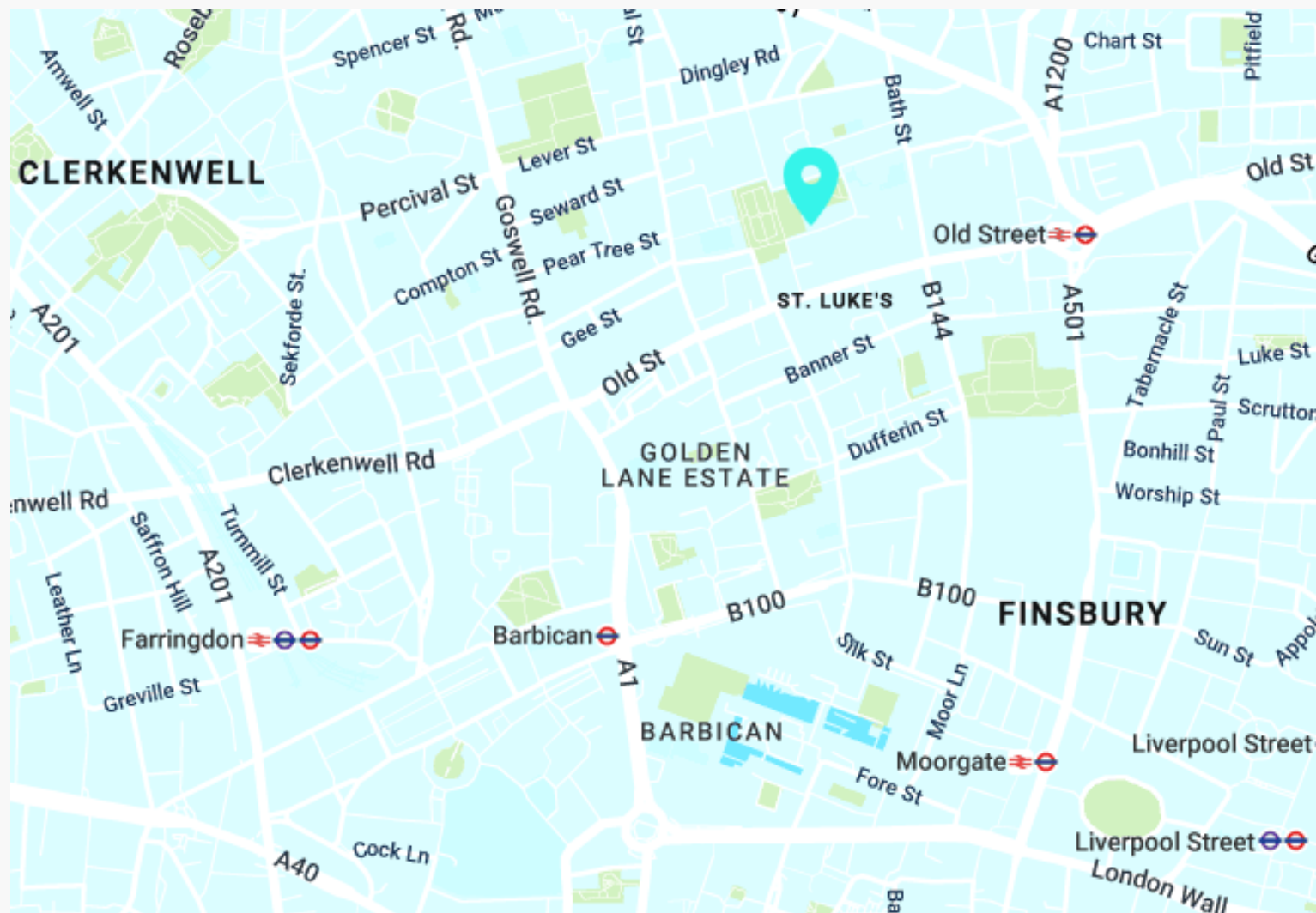
Farringdon – 15 Minute Walk



AREA

Situated within the St Luke's Conservation Area, Mitchell Street is a quaint road which leads into Bartholomew Square adjacent to the Radnor Street gardens providing local outdoor amenity space. The property sits in the heart of this sought after commercial and residential enclave, 0.3 miles (5-minute walk) from Old Street roundabout and within easy reach of Clerkenwell, Shoreditch and the City, offering excellent transport connectivity.

LOCATION



AVAILABILITY (SALE)

UNIT	FLOOR	SIZE (SQ FT)	PRICE	PRICE (PSF)
43-45	G & LG	5,840	£3,000,000	£514
43	G & LG	2,920	£1,595,000	£546
45	G & LG	2,920	£1,595,000	£546

TENURE

The property is held by way of two separate long leasehold interests, full details upon request.

The vendor will also be selling their share of the Freehold Company as part of the sale.

POSSESSION

The property is available with full vacant possession.

CONTENT

View on our website



RATES

Interested parties should make their own enquiries with the local authority, London Borough of Islington.

VAT

VAT is applicable.

EPC

The property has an EPC rating of C

*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.

AVAILABILITY (LEASE)

UNIT	FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL PCM
43-45	Ground	2,680				
	Lower Ground	3,160				
	Total	5,840	£39.50	£11.40	£4.25	£26,840

LEASE

A new lease for a term by arrangement to be contracted outside the Landlord & Tenant Act.

TIMING

Available from 1st October 2025.

CONTENT

View on our website



RATES

The rates provided are a guide and Interested parties should make their own enquiries with the local authority, London Borough of Islington.

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 AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



JOE MEISEL MRICS
PARTNER
jm@belcor.london
07872 350 838



DANIEL JACKSON
AGENCY
dj@belcor.london
07725 203 254