

43-45 MITCHELL STREET, ECI

2,503 SQ FT
UNIQUE WAREHOUSE GROUND FLOOR
FOR RENT
OLD STREET, ECI



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MITCHELL STREET



DESCRIPTION

This self-contained commercial unit comprises 2,503 sq ft over ground floor of this striking and original warehouse building. The property features ceiling heights more than 3m, excellent natural light, exposed brickwork, shower facilities, part air conditioning, and timber/concrete floors. The space is fully Cat 6 flood wired with data cabinets on each floor, Wi-Fi 6, CCTV, access control and 4 x BT 1Gb leased lines available.

AMENITIES



AIR
CONDITIONING



SELF-CONTAINED



WAREHOUSE
STYLE FEATURES



MEETING ROOMS



SHOWERS



EXCELLENT
NATURAL LIGHT



EXPOSED
BRICKWORK



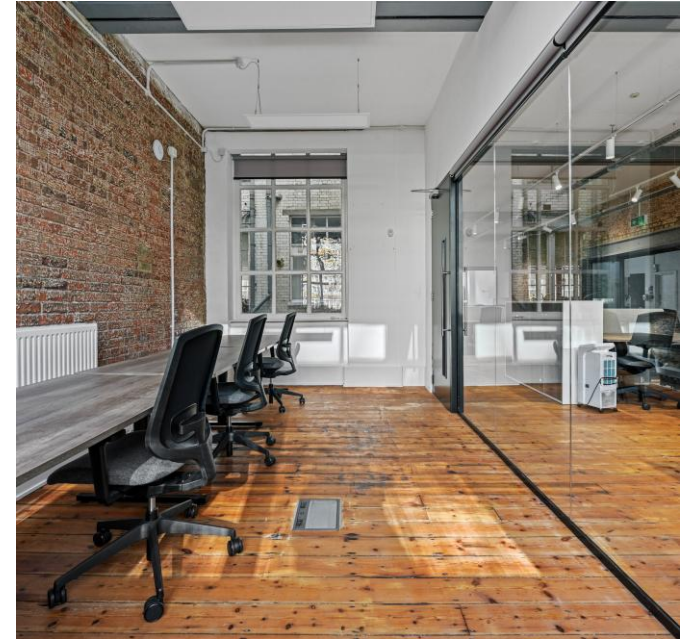
EXPOSED
SERVICES



GREAT CEILING
HEIGHTS

CHARACTERFUL SELF-CONTAINED WAREHOUSE STUDIO/OFFICE





TRANSPORT

Old Street – 5 Minute Walk



Barbican – 12 Minute Walk



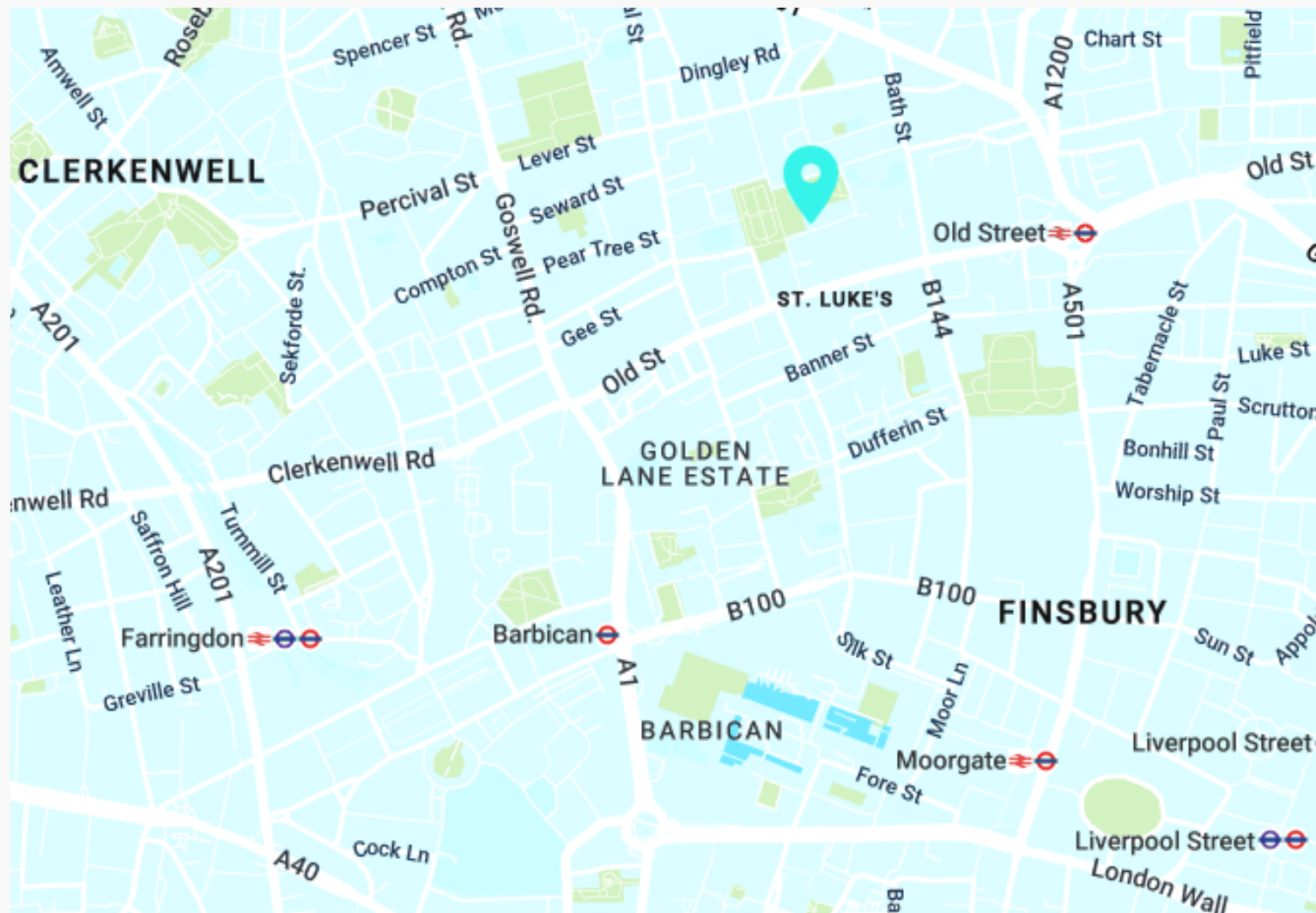
Farringdon – 15 Minute Walk



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

FLOOR	SIZE (SQ FT)	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL PCM
Ground	2,503	£115,000	£10.53	£4.60	£12,740

LEASE

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

TIMING

Available now.

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. Individual floorplates rateable valuable is TBC.

VAT

VAT is applicable.

MANAGED

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

VIEWINGS VIA JOINT SOLE AGENTS

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