

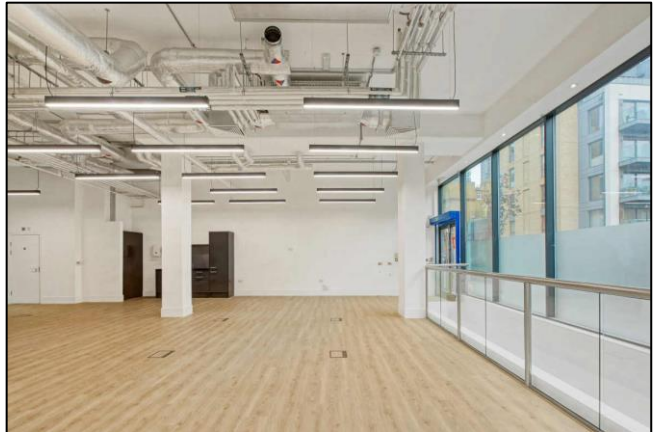
Commercial Office Space

4,550 sq. ft. / 422.71 sq. m.

Showroom / office in prime Clerkenwell location with parking space & loading

TO LET

57 Central Street, Clerkenwell, London EC1V 3AF



LOCATION

57 Central Street is located within a modern mixed-use development in the heart of Clerkenwell's showroom district. Local occupiers include The Furniture Practice, Havwoods and Milliken. The property also benefits from a wealth of amenities on the doorstep including Tesco, Breddos Tacos and Whitecross Street Food Market.

TRANSPORT

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Old Street (Northern line and National Rail)

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

Santander Cycles



DESCRIPTION

4,550 sq. ft. self-contained showroom / office arranged over ground and lower ground floors with a substantial glazed frontage, allowing a valuable branding opportunity to the occupier.

The immediate area is popular with furniture and design showrooms and would suit a similar user, alternatively it could work well for office and distribution businesses as the space benefits from loading and a parking space.

AMENITIES

- Floor to ceiling glazed frontage
- Fresh air ventilation
- Ceiling height of 4.2m on ground floor
- Ceiling height on 3.1m on lower ground floor
- Raised access floor system
- 1 parking space available
- Loading facilities
- Open plan
- Exposed services

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	1,334	123.93
L. Ground	3,216	298.78
Total	4,550	422.71

LEASE

A new lease is available by arrangement.

RENT

Per Annum*	Per sq. ft.*
£135,000	£29.50

SERVICE CHARGE

We understand that the service charge payable for the current service charge year equates to:

Per Annum*	Per sq. ft.*
£12,600	£2.76

RATES

We understand that business rates payable for 2024/25 equate to approximately:

Per Annum	Per sq. ft.
£41,377	£9.09

Interested parties must contact The London Borough of Islington to satisfy themselves to the accuracy of these figures.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£188,977	£15,748

PLEASE CONTACT

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*VAT is payable on Rent & Service Charge