

# 48 KINGSWAY PLACE, ECI

1,493 SQ FT  
OFFICES IN CONVERTED VICTORIAN SCHOOL  
FOR SALE  
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

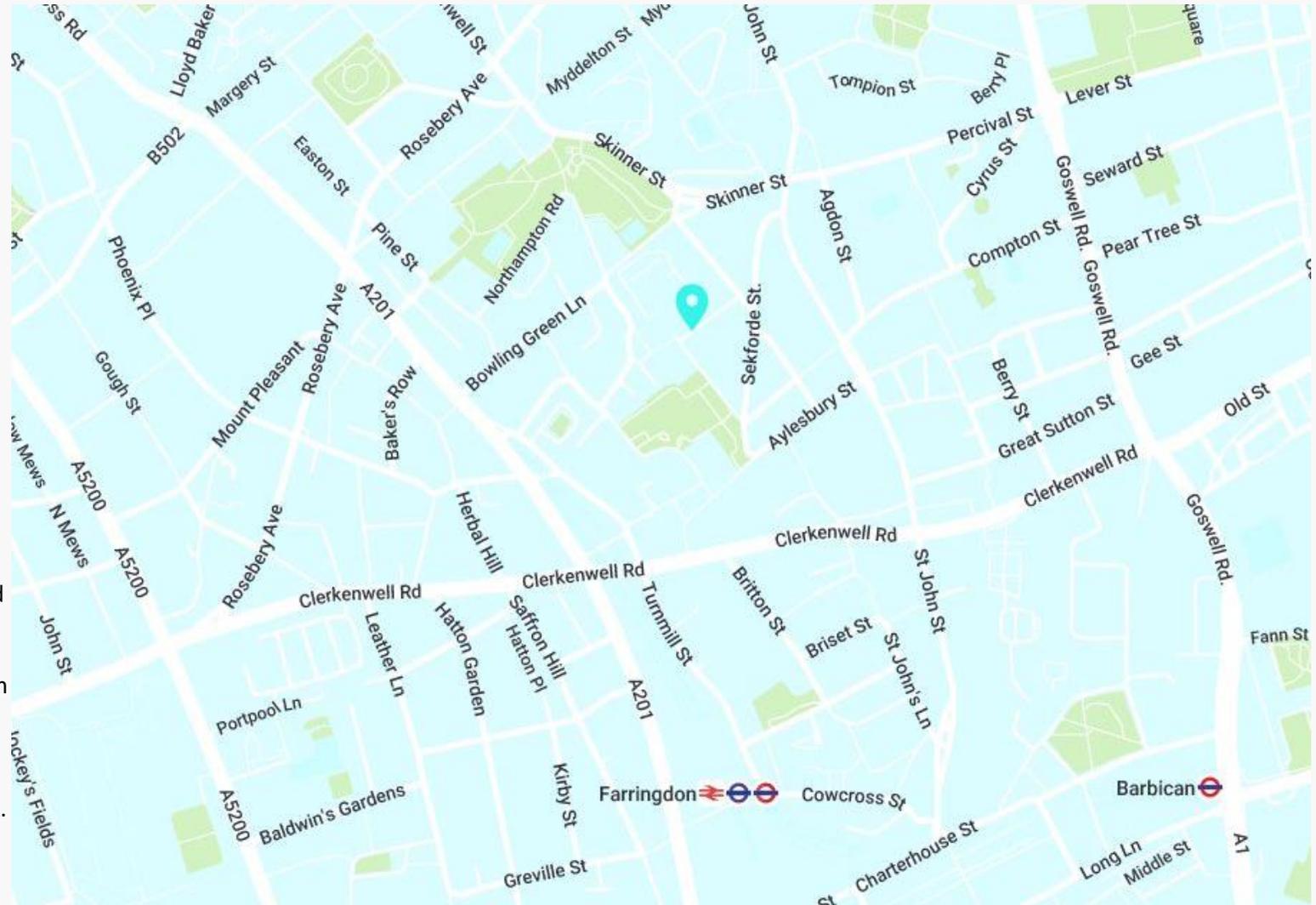
Farringdon – 6 mins



Barbican – 12 mins



## LOCATION



## 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.

## AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	PRICE	RATES (PSF)	SERVICE CHARGE (PSF)
Lower Ground	1,493	Available	£635,000	£7	£8.95

### LEASE

Sale of Virtual Freehold

### 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](http://www.baseoffices.london)

# VIEWINGS VIA SOLE JOINT AGENTS

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