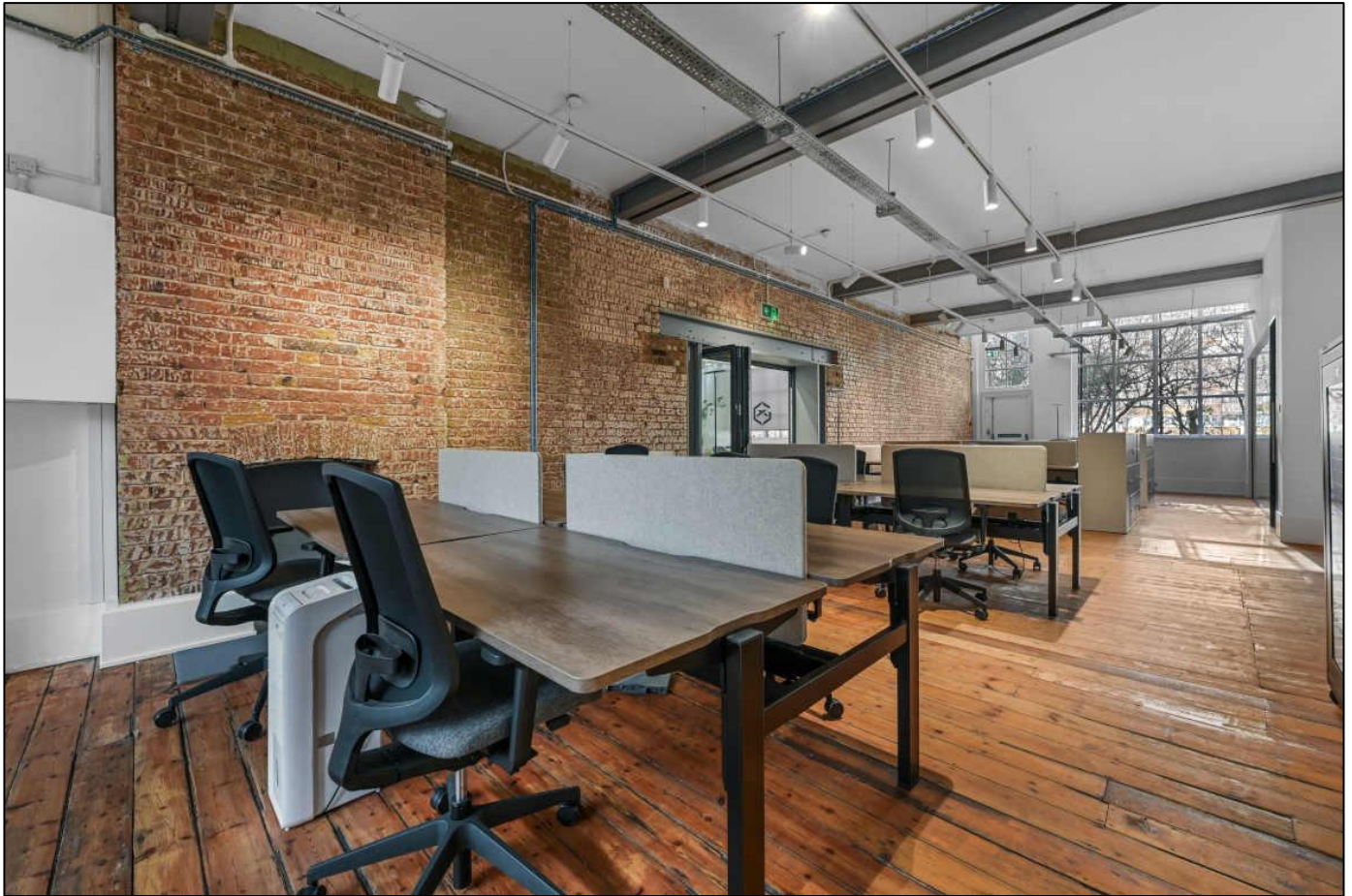


Commercial Office Space  
2,503 sq. ft. / 232.54 sq. m.

**Characterful self-contained warehouse studio / office**

# TO LET

**43-45 Mitchell Street, Old Street, London EC1V 3QD**



## LOCATION

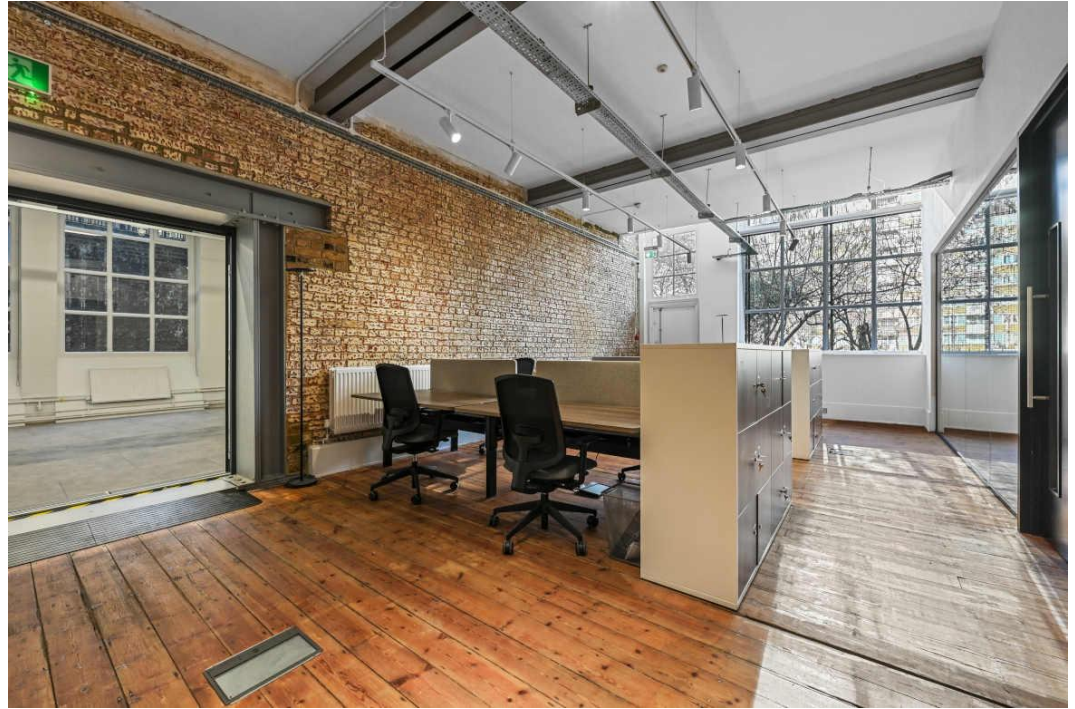
Situated within the St Luke's Conservation Area, Mitchell Street is a quaint road which leads into Bartholomew Square adjacent to the Radnor Street gardens providing local outdoor amenity space. The property sits in the heart of this sought after commercial and residential enclave, 0.3 miles (5-minute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

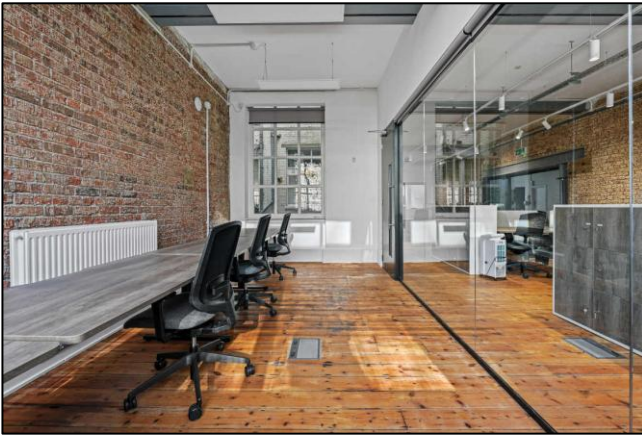
## TRANSPORT

Old Street (Northern line and National Rail)

Angel (Northern line)

Kings Cross St Pancras (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria lines, National Rail and Eurostar)





## DESCRIPTION

This self-contained commercial unit comprises 2,503 sq. ft. 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 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

- Self-contained
- Large open plan workspace area
- 2x meeting rooms
- Exposed comfort cooling system
- Fully cabled
- LED lighting
- Exposed original features
- High ceilings
- Excellent natural daylight
- Fitted kitchenette
- Demised WCs and shower facilities

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	2,503	232.54

## LEASE

A new lease direct from the long lease holder is available.

## RENT

Per Annum	Per sq. ft.
£115,000	£45.94

## SERVICE CHARGE

Per Annum	Per sq. ft.
£11,514	£4.60

## BUSINESS RATES

Per Annum	Per sq. ft.
£41,013	£17.06

Interested parties must verify these figures from the London Borough of Islington.

## TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£167,527	£13,961

## EPC

Rating of C (71)

## PLEASE CONTACT

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