

**43-45 MITCHELL  
STREET, ECI**

5,390 SQ FT  
UNIQUE SELF-CONTAINED WAREHOUSE  
STYLE DUPLEX FOR RENT  
OLD STREET, ECI



43



43

45

MITCHELL STREET



## DESCRIPTION

This self-contained commercial unit comprises 5,390 sq ft over ground and lower ground floors 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. Consideration will be given to letting the property on a floor-by-floor basis.

## 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



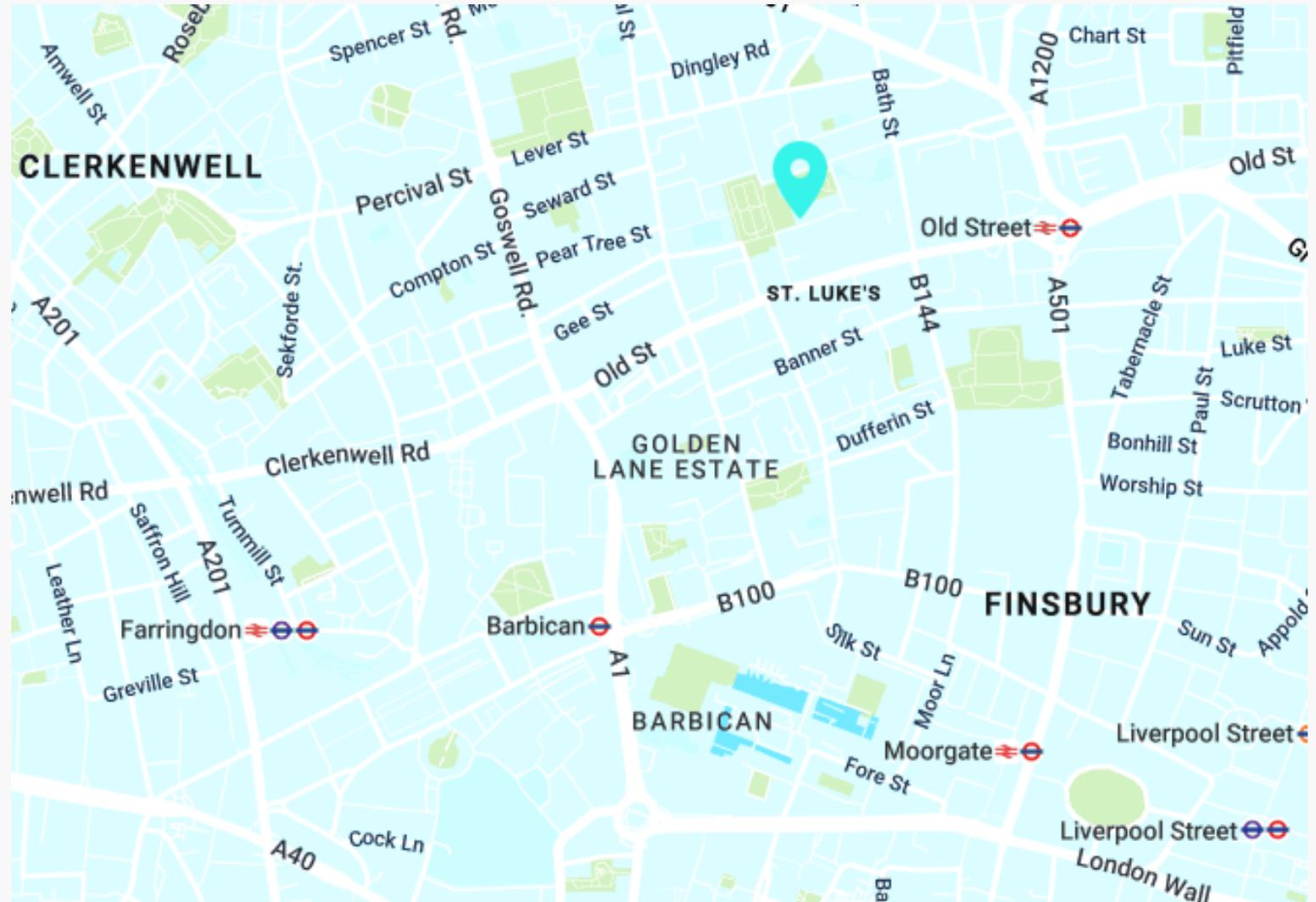
Farringdon – 15 Minute Walk



## 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

UNIT	FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL PCM
43-45	Ground	2,503				
	Lower Ground	2,887				
	Total	5,390	£36.17	£10.53	£4.60	£23,042

### LEASE

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

Consideration will be given to letting the property on a floor-by-floor basis.

### RATES

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

### TIMING

Available now.

### VAT

VAT is applicable.

### CONTENT

View on our website



### MANAGED

The premises can be offered on a managed basis via [www.baseoffices.london](http://www.baseoffices.london)

# VIEWINGS VIA JOINT SOLE AGENTS

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