



70-72 OLD STREET, LONDON, EC1V 9AZ

OFFICE TO LET

5,004 SQ FT (464.89 SQ M)



**Vail
Williams**

Summary

Ground floor showroom with further lower ground showroom and ancillary areas available for lease

Available Size	5,004 sq ft
Rent	£250,000 per annum
Rates Payable	£6.93 per sq ft
EPC Rating	Upon enquiry

- Prominent frontage on Old Street (36') near to its junction with Central Street
- Rear access loading door and service yard
- 4 parking spaces
- Large lower ground showroom areas ideal for samples, ancillary office and storage areas



Location



70-72 Old Street, London,
EC1V 9AZ

The property occupies a prominent position on Old Street, close to its junction with Central Street and just 5 minutes to Old Street station by foot to the east, providing access to Central London from the Northern line.





Further Details

Description

The property provides showroom accommodation arranged over ground floor with the lower ground floor providing further showroom areas, ideal for samples, ancillary office and storage. To the rear of the property is a service yard accessed from Old Street, providing access to a rear loading door leading to the lower ground floor. There are also four car parking spaces demised to the property located in the service yard area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Showroom	1,905	176.98	Available
Lower Ground - Showroom and ancillary	3,099	287.91	Available
Total	5,004	464.89	

Viewings

Strictly by appointment through the sole agent.

Terms

New FRI lease to be negotiated.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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Will Lawther

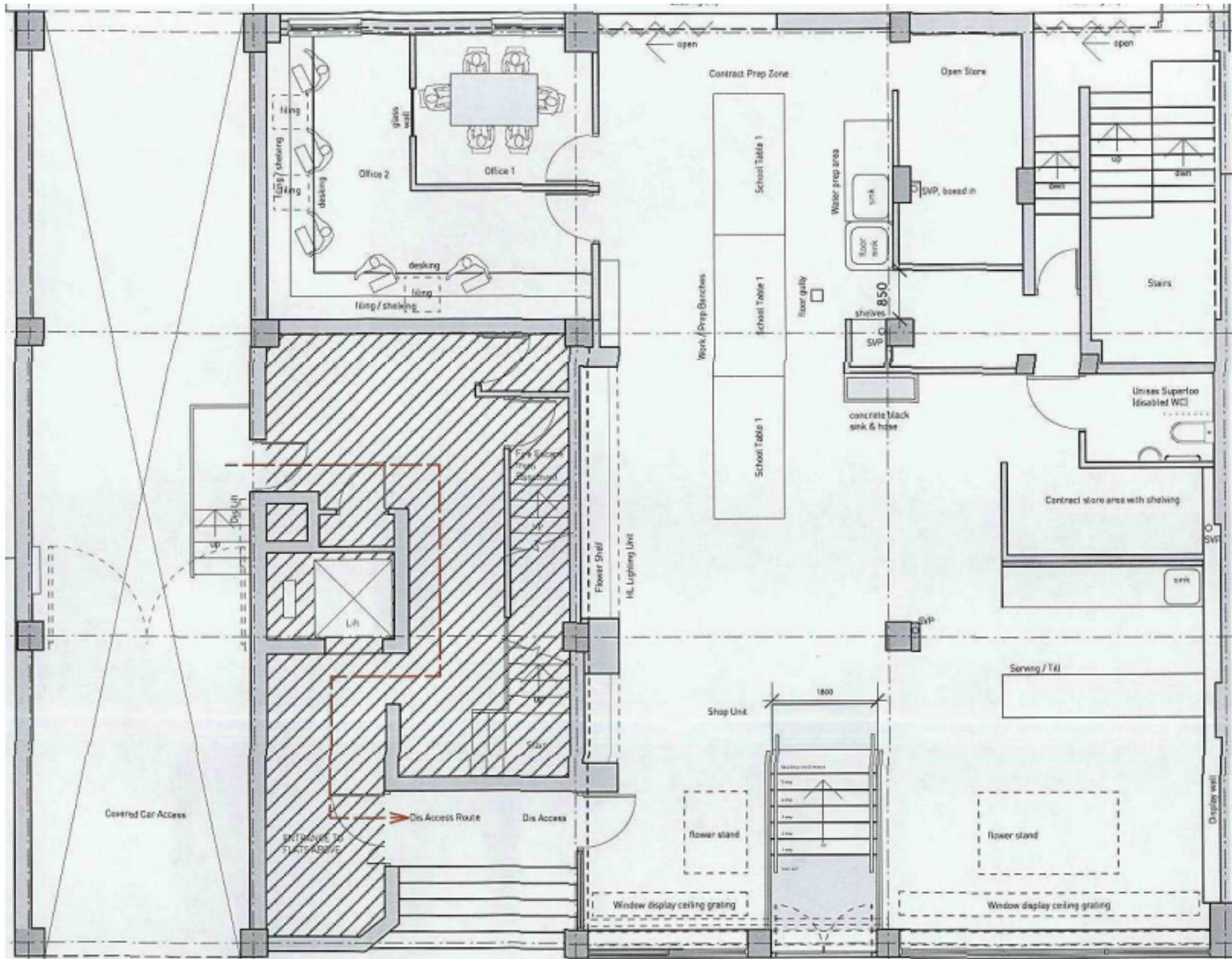
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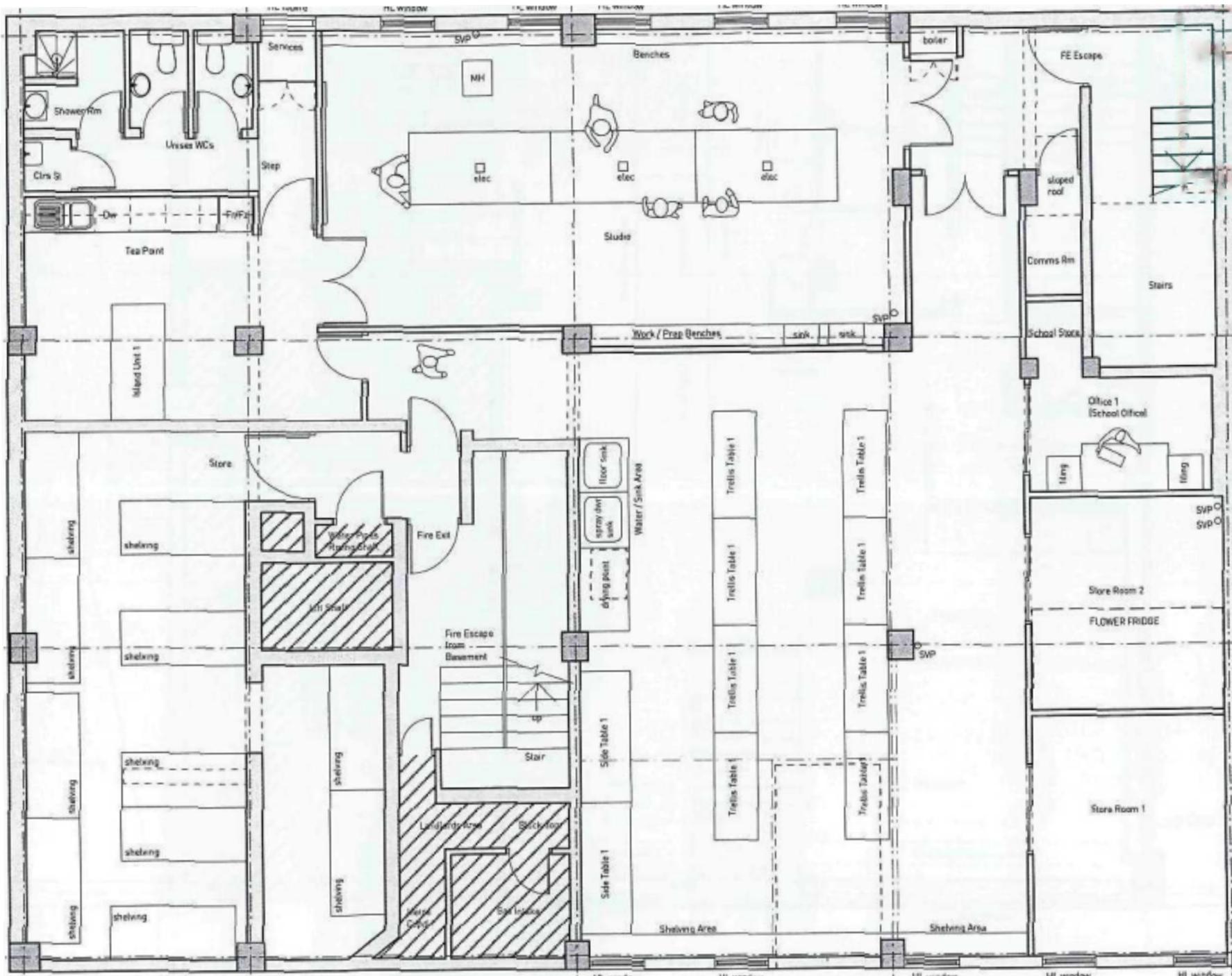


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[View on our website](#)



Not to scale. For indicative purposes only.



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