



Ground floor & Basement

70-72 Old Street, London, EC1V 9AN

Ground floor & Basement commercial unit To Let in Old Street

5,063 sq ft
(470.37 sq m)

- Rear access loading & service yard
- New lease
- Flagship store
- Flexibility across multiple levels
- Self-contained retail/showroom unit
- Easy access to Shoreditch, Clerkenwell, Liverpool Street, and the City
- Excellent transport connectivity via Old Street Underground

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Summary

Available Size	5,063 sq ft
Rent	£200,000 per annum
Rates Payable	£9.04 per sq ft Incoming tenant to make their own business rates enquiries with the London Borough of Islington.
Rateable Value	£82,500
Service Charge	£5,656 per annum Building insurance included
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A prime showroom opportunity located in the heart of Old Street within the vibrant Tech City district. The property benefits from a prominent frontage and is arranged over ground and lower ground floors, providing flexible accommodation suitable for showroom, retail, or experiential use.

The ground floor offers well-presented showroom space, with the lower ground floor providing additional areas ideal for samples, ancillary office use, and storage. To the rear, the property benefits from a service yard accessed from Old Street, with a rear loading door leading to the lower ground floor, as well as one demised car parking space.

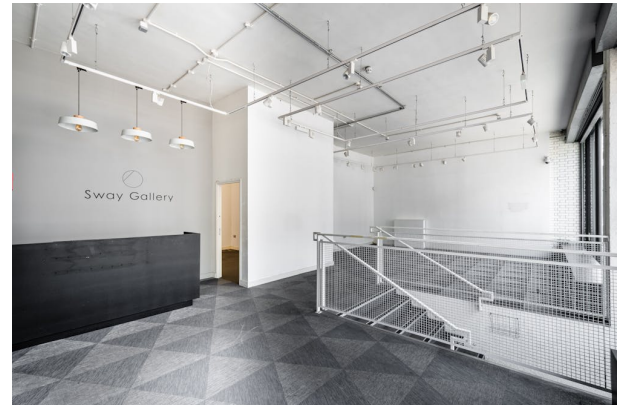
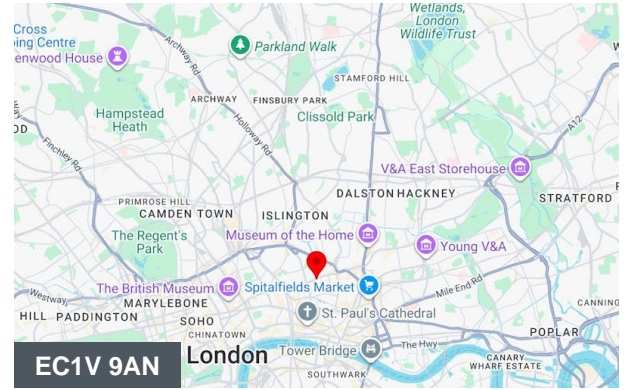
Location

The property is located on Old Street within the Tech City district, benefiting from strong local amenities and occupiers. Old Street Underground Station (Northern Line) is nearby, with Liverpool Street, Moorgate, and Shoreditch High Street stations also within easy reach, along with numerous bus routes providing excellent connectivity across central and east London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,100	195.10	Available
Basement	2,963	275.27	Available
Total	5,063	470.37	

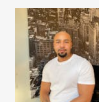


Viewing & Further Information



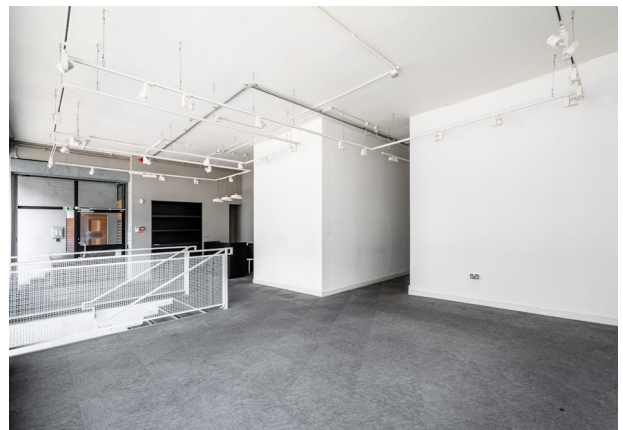
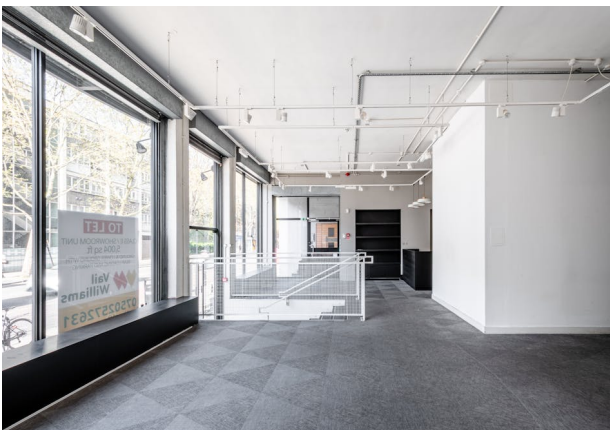
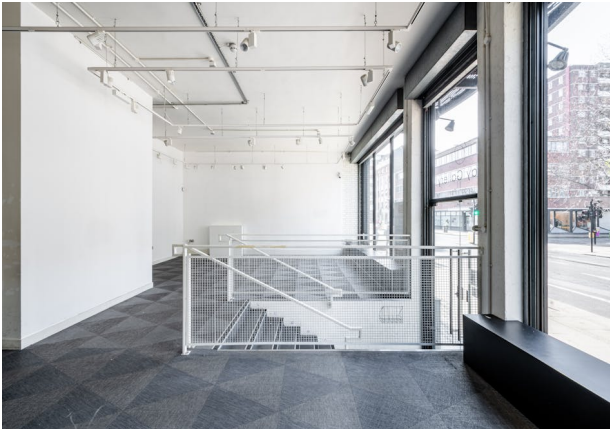
George Sarantis

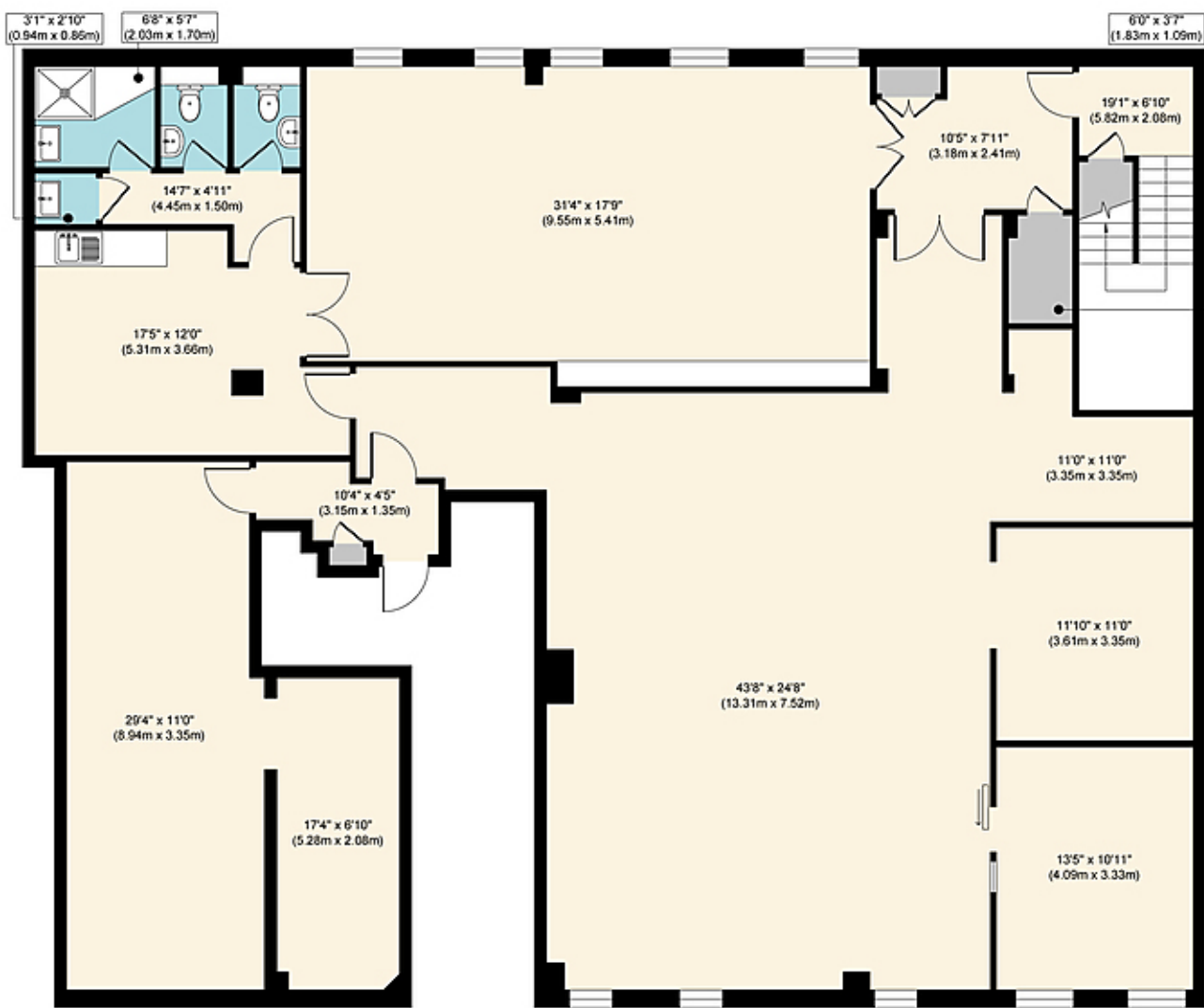
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Basement
Approximate Floor Area
2963 sq. ft
(275.27 sq. m)



Ground Floor
Approximate Floor Area
2100 sq. ft
(195.09 sq. m)

Approx. Gross Internal Floor Area 5063 sq. ft / 470.36 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property