



TO LET

**73 Central Street,
London, EC1V 8BU**

764 sq ft

**Prominent
Showroom/Office/Retail
unit in Clerkenwell - For
Rent**



VIDEO TOUR

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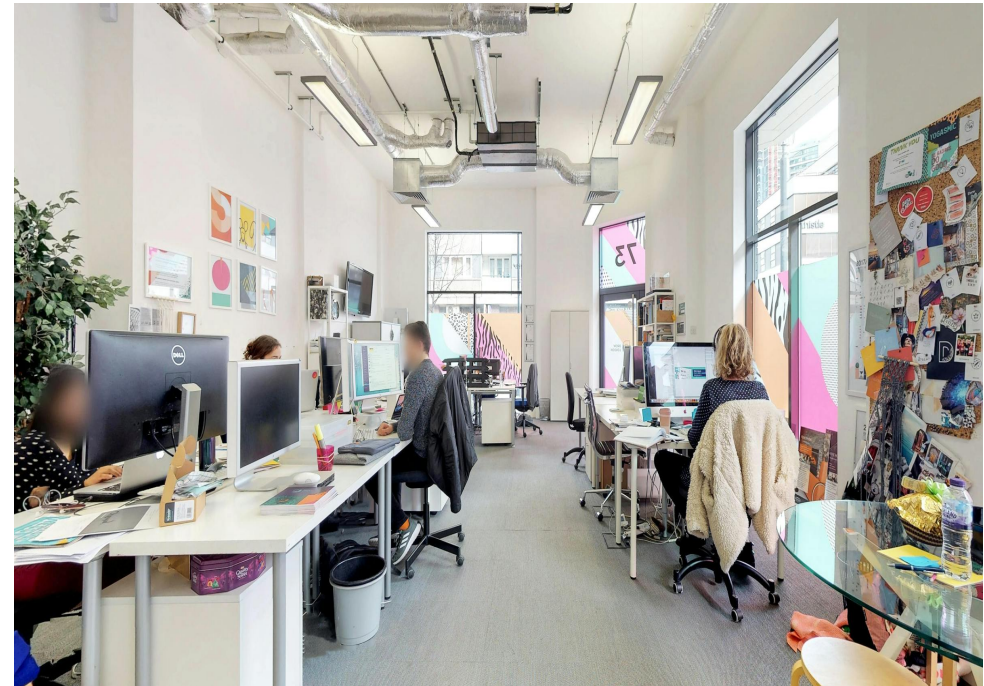
Description

The property currently provides accommodation for a self contained ground floor showroom with kitchen and WC facilities. Benefiting from fantastic floor to ceiling heights and exposed modern services such as air conditioning. The lower floor provides great ceiling heights with borrowed lights from the pavement windows and is largely open plan and would make a great space for break out, meeting rooms and or storage.

Further information on tenants/leases available upon request.

Key points

- Prominent corner location
- Perfect showroom or retail unit in the design district of Clerkenwell
- Floor to ceiling glazing and air conditioning
- Multiple WCs and shower facility
- New FRI Lease available

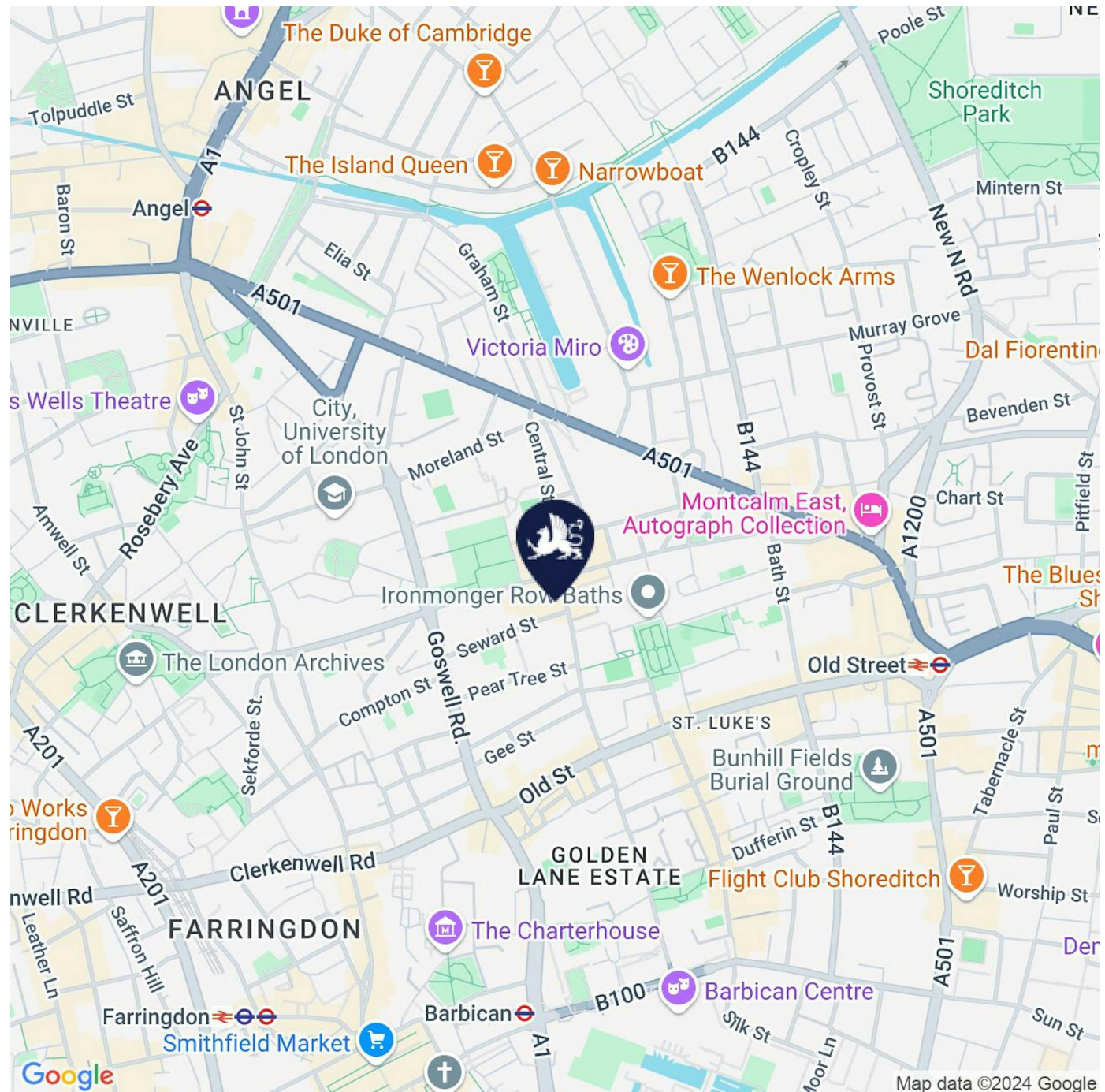


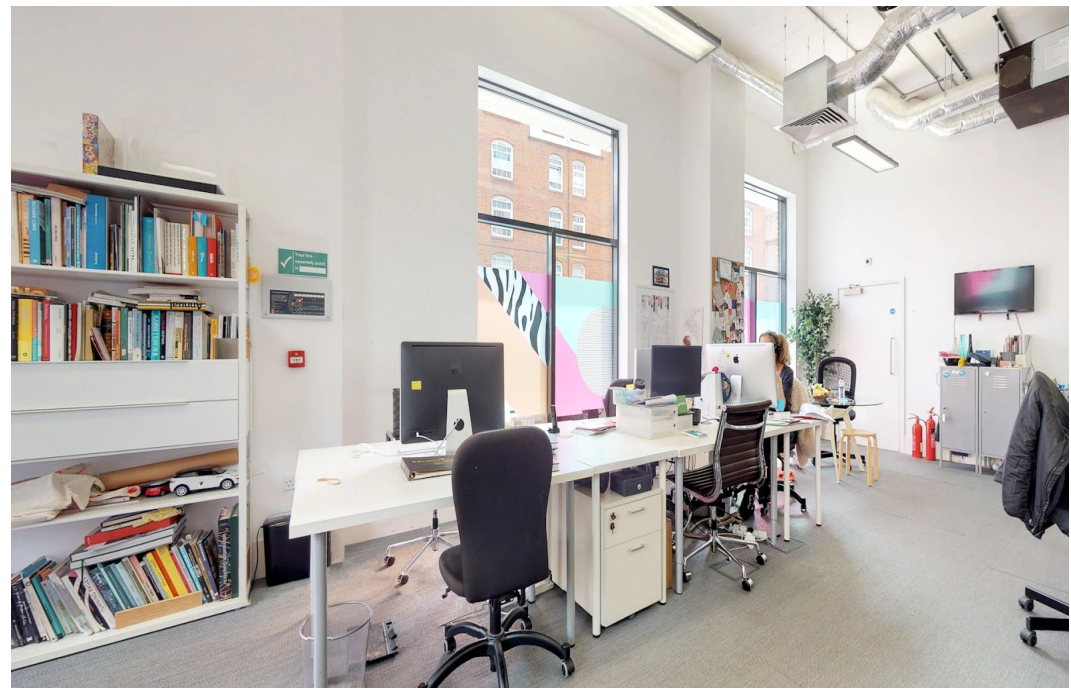
Location

Located on Central Street at its junction with Lever Street and walking distance from Old Street, Barbican and Farringdon Stations. The area is well served by the cafes, bars and restaurants of both Clerkenwell and Shoreditch. Neighbours include co-working centre FORA and Palatino restaurant.

Transport Links

-  Old Street 0.4 Miles
-  Barbican 0.4 Miles
-  Farringdon 0.6 Miles
-  Angel 0.6 Miles





Accommodation

Name	sq ft	sq m	Tenure	Availability
Ground	764	70.98	For Sale / To Let	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£40 per sq ft
Rates	£13.32 per sq ft
Service Charge	£3.50 per sq ft
VAT	On application
EPC	C (58)

Viewing & Further Information



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