



STIRLING
ACKROYD

TO LET

**59 Old Street, London,
EC1V 9HX**

2,787 sq ft

**Prominent retail /
showroom in the heart of
Clerkenwell and Old
Street**

stirlingackroyd.com



Description

59 Old Street is an iconic 1950s seven storey office building which has been refurbished to a high standard, retaining many of its original Modernist features.

This self contained ground and lower floor unit presents an ideal restaurant / showroom / retail opportunity in the heart of one of London's most exciting locations in the City Fringe.



Location

59 Old Street is perfectly placed between bustling Clerkenwell and Shoreditch's social scene, just seven minutes from Barbican Station and a short walk to Old Street Station.

The building is surrounded by places to eat and drink from Michelin star restaurants to casual coffee - to - cocktail offerings. This neighborhood is a magnet for the Capital's leading creative talent due to it being considered London's most densely populated design district. Old Street is also home to the Silicon Roundabout regarded worldwide as London's tech hub.

The building is well connected to public transport with Old Street, Barbican, Farringdon, Liverpool Street, Shoreditch High Street and St Paul's all within walking distance providing access to the Elizabeth, Circle, Hammersmith & City, Metropolitan, Northern, Central, Overground lines and Thameslink.



Key points

- Ground floor - 1,485 square feet
- Lower floor - 1,302 square feet
- Prominent frontage
- Wide prominent frontage 13.4 metres offering excellent brand exposure
- Good natural light on both ground and lower floors
- Rear off street loading
- Ideal restaurant / showroom / retail opportunity
- Four metre ceiling height on ground floor



Rents, Rates & Charges

Lease	New Lease
Rent	£97,545 per annum
Rates	£7.81 per sq ft
Service Charge	£3.50 per sq ft
VAT	To be confirmed
EPC	C (56)

Viewing & Further Information



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