



TO LET

**57 Central Street,
London, EC1V 3AF**

4,550 sq ft

**Large ground and lower
ground studio with
parking**



VIDEO TOUR

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Description

4,550 square foot self-contained office arranged over ground and lower ground floors with a substantial glazed frontage, allowing a valuable branding opportunity to the occupier.

The immediate area is popular with furniture and design showrooms and would suit a similar user, alternatively it could work well for office and distribution businesses as the space benefits from loading and a parking space.

Location

Located on Central Street, close to the junction with Old Street and a short walk from the junction with City Road.

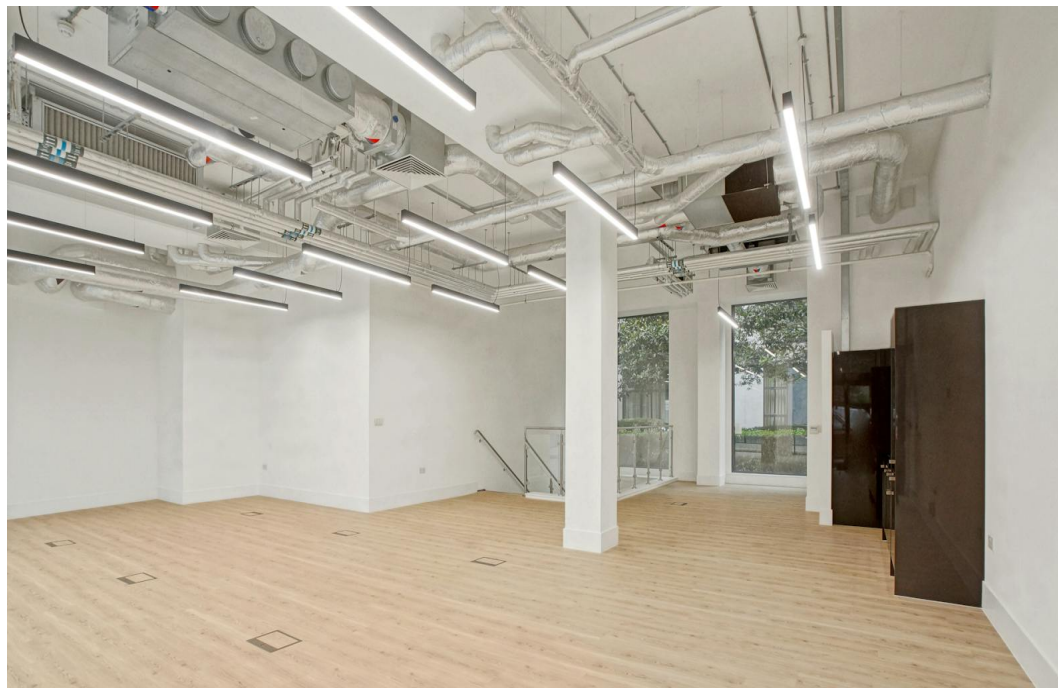
The location provides great access to public transport with Old Street Station within walking distance and the area being well served by numerous bus routes.

Adjacent to a Tesco Metro and surrounded by coffee shops, restaurants and excellent leisure facilities with Ironmonger Row being a two minute walk over the road.

Key points

- Ground floor area - 1,334 square feet
- Lower ground floor area - 3,216 square feet
- Floor to ceiling glazed frontage
- Fresh air ventilation
- Ceiling height of 4.2m on ground floor and 3.1m on lower ground
- Raised access flooring system
- One parking space available
- Perfect showroom space





Rents, Rates & Charges

Lease	New Lease
Rent	£37.50 per sq ft
Rates	£9.50 per annum
Service Charge	£2.80 per sq ft
VAT	Applicable
EPC	D (77)

Viewing & Further Information



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