



**STIRLING
ACKROYD**

TO LET / FOR SALE

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

4,353 sq ft

Prominent corner
positioned Clerkenwell
showroom / office.



VIDEO TOUR

stirlingackroyd.com



Description

Comprising a very well-presented ground and lower ground floor office / showroom which has an incredible ceiling height to both floors, floor-to-ceiling windows to both returns, a large open staircase linking both floors and an attractive kitchen / break out area to the lower ground floor.

Currently occupied as a furniture showroom the space is completely open-plan save for a glazed boardroom to the lower ground floor.

The premises are ideal for similar occupiers or as traditional offices, particularly creative and design based companies who will appreciate the aesthetics and volume the space provides.

Location

Situated on the corner of Central Street and Lever Street, opposite Fora and part of the Dance Square development which is home to a number of showrooms, architectural practices and creative companies.

The area is well-located for transport being a short walk to Old Street and Barbican Stations. Leisure and amenities nearby include the Ironmonger Row Leisure Centre including the swimming baths and five-a-side football pitches, a Tesco Metro, coffee shops and restaurants at Kings Square.

Key points

- Ground floor - 1,918 square feet
- Lower ground floor - 2,435 square feet
- Corner unit with floor-to-ceiling glazing
- Clerkenwell location
- Incredible branding opportunity
- Currently a furniture showroom
- High ceilings and well-presented
- Air conditioned throughout

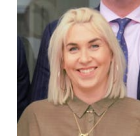




Rents, Rates & Charges

Lease	New Lease
Rent	£185,000 per annum
Price	Offers in excess of £2,750,000
Rates	£47,616 per annum
Service Charge	£23,750 per annum
VAT	To be confirmed
EPC	C (61)

Viewing & Further Information



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