



Clerkenwell EC1 – Storage / Workshop Unit

49 Old Street, London, EC1V 9HX

Clerkenwell Workshop/Storage/Studio space

1,519 sq ft
(141.12 sq m)

- Self contained unit
- Good access for loading/unloading
- Central Clerkenwell location
- £30,000 per annum exclusive
- New lease
- Ideal for workshop/studio/storage occupiers

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Description

The self contained unit offers a total of 1519 sq ft

Ideal for a workshop/storage/studio occupier

Good ceiling height

Ready for fit out

Previously occupier – cycle repair workshop

New Lease – direct from the Landlord

All leases subject to a minimum 3 month rent deposit and rent paid quarterly in advance

This is a rare opportunity to secure a workshop/storage space in central Clerkenwell – This self contained unit presents an opportunity in the heart of one of London's most exciting locations in the City Fringe

Location

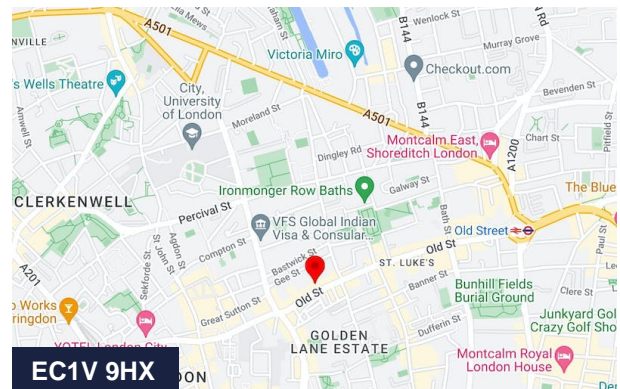
The unit is located at the rear of 49 Old Street – just off Old Street (A5201), east of the junction with Goswell Road (A1)

49 Old Street is perfectly placed between bustling Clerkenwell and Shoreditch's social hub, just 7 minutes from Barbican station and a short walk to Old Street station.

The building is surrounded by places to eat and drink from Michelin – starred restaurants to casual coffee – to – cocktail offerings.

This neighbourhood 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.



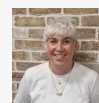
Summary

Available Size	1,519 sq ft
Rent	£30,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Viewing & Further Information



Iftakhar Khan
020 3967 0103
ikhan@stirlingackroyd.com



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com

