



STIRLING
ACKROYD

TO LET / FOR SALE

**48 Kingsway Place,
London, EC1R 0LU**

1,493 sq ft

**Converted warehouse
office/studio for rent or
sale**



VIDEO TOUR

stirlingackroyd.com



Description

1,493 square feet unit to let perfect for start-ups and creative industries, located on the lower ground floor of a secure gated development. The premises forms part of a converted Victorian school which houses a mix of commercial studios and residential apartments, just north of Clerkenwell Green.

Located very conveniently near to Farringdon Station and the various restaurants and shops of Clerkenwell Road and St John Street.

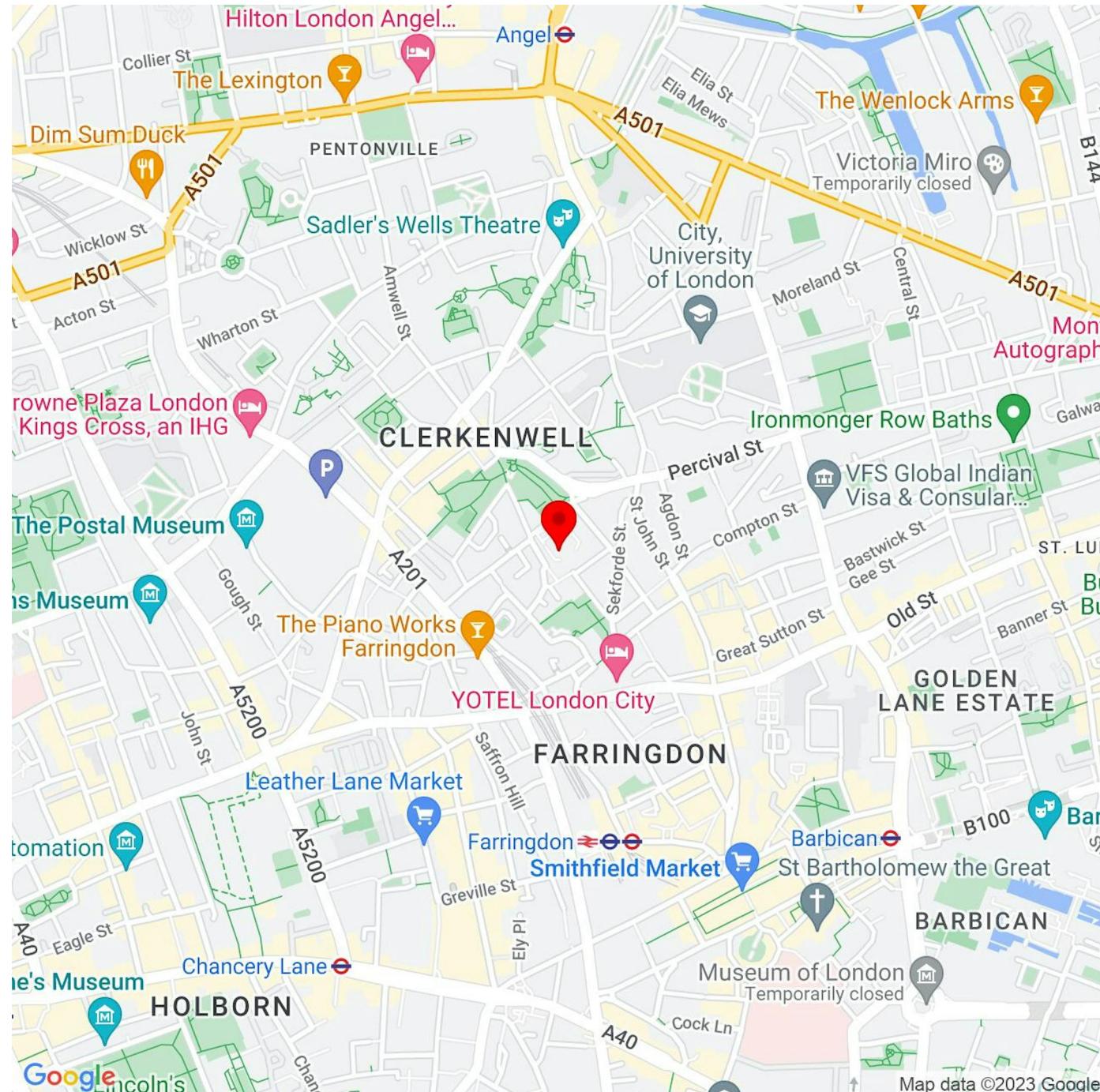
Key points

- Total unit size - 1,493 square feet
- Located within a secure gated development with the use of communal gardens
- Polished concrete floors
- Skylights
- Within the grounds of a gated Grade 2 listed former Victorian school
- Exposed brickwork
- Perfect for creative businesses
- Vibrant area, close to Exmouth Market



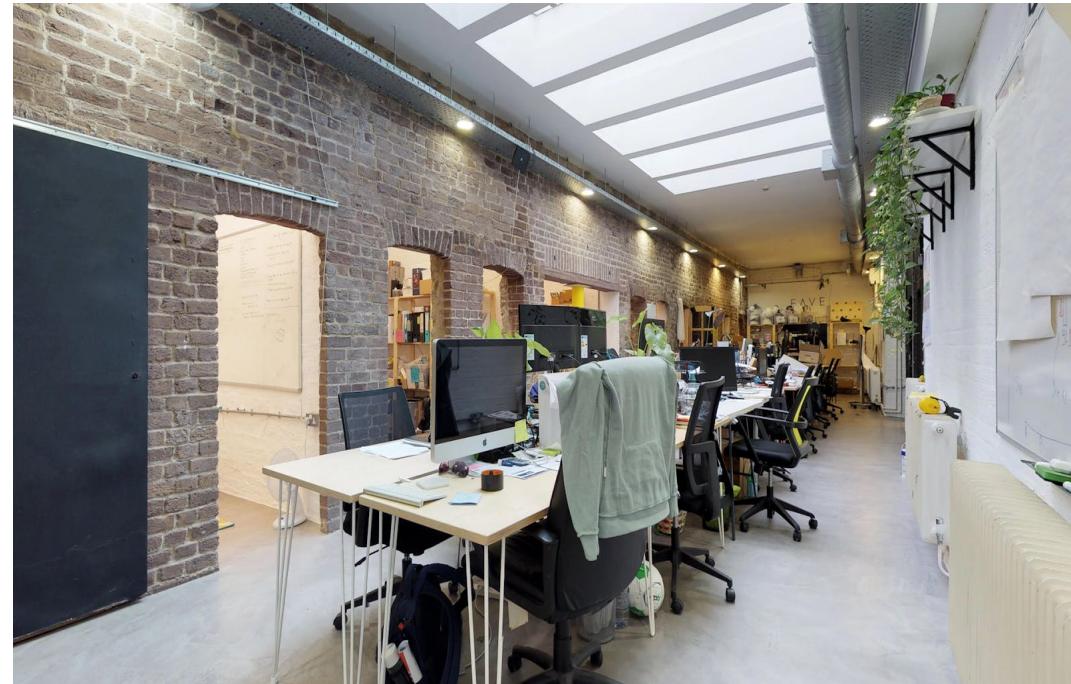
Location

Situated in the heart of Clerkenwell, just off Clerkenwell Green and close to Exmouth Market and Farringdon Station. The area is well known for its restaurants and bars, Exmouth Market and Leather Lane host popular lunch time street food market stalls, and Old Street and Shoreditch are a short walk.



Transport Links

-  Farringdon 0.3 Miles
-  Barbican 0.5 Miles
-  Chancery Lane 0.5 Miles
-  Angel 0.6 Miles



Rents, Rates & Charges

Lease	New Lease
Rent	£45,000 per annum
Price	£635,000
Rates	£5.37 per sq ft
Service Charge	On application
VAT	Applicable
EPC	C (51)

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

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