



STIRLING  
ACKROYD

## TO LET

Unit 3 Lexington  
Building, 40 City Road,  
London, EC1Y 2AN

1,991 sq ft

CITY EDGE -  
Retail/Office opportunity



VIDEO TOUR

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## Description

### Unit 3 - Lexington Building.

The Lexington Building is a modern mixed use development - a mix of residential flats and three commercial units. The unit is located just south of Old Street Station which is undergoing significant redevelopment. A number of new mixed use commercial/residential developments are in close proximity and this section of City Road also benefits from high commuter footfall - the unit is located opposite Pret A Manger and close to a Sainsbury Metro store

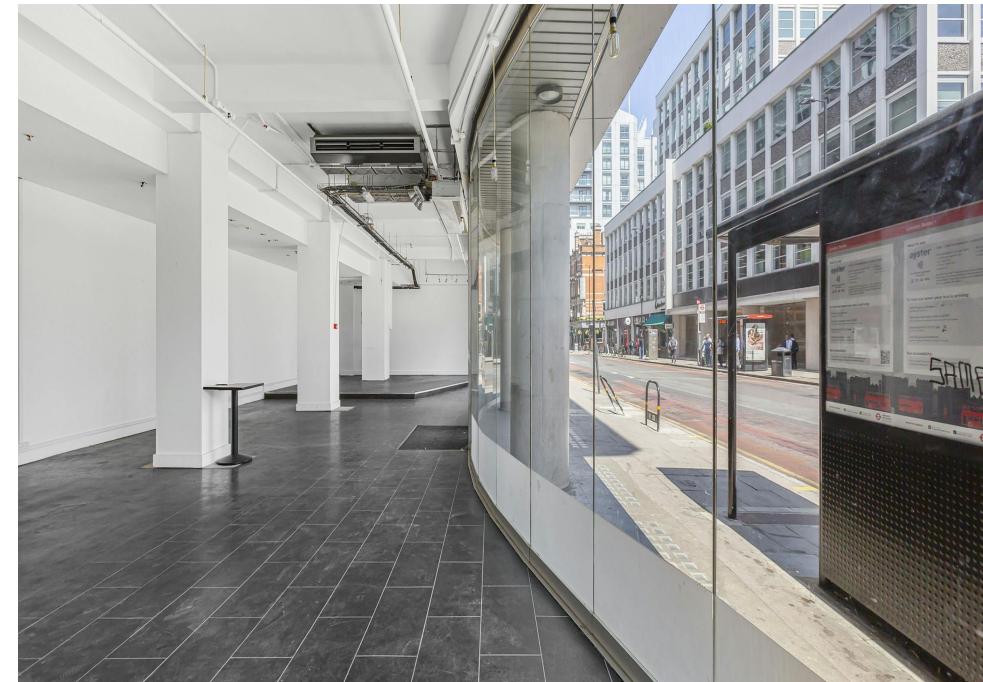
The unit is divided over ground floor and basement with a prominent fully glazed frontage. The ground floor comprises 1453 sq ft and the basement measures 538 sq ft which means a total of 1991 sq ft of space. This is an ideal City retail/office/showroom opportunity.

The rent is £75,000 per annum plus VAT, a new lease is available NOW. The lease terms are a minimum 3 month rent deposit plus service charge TBC - plus VAT and business rates TBC.



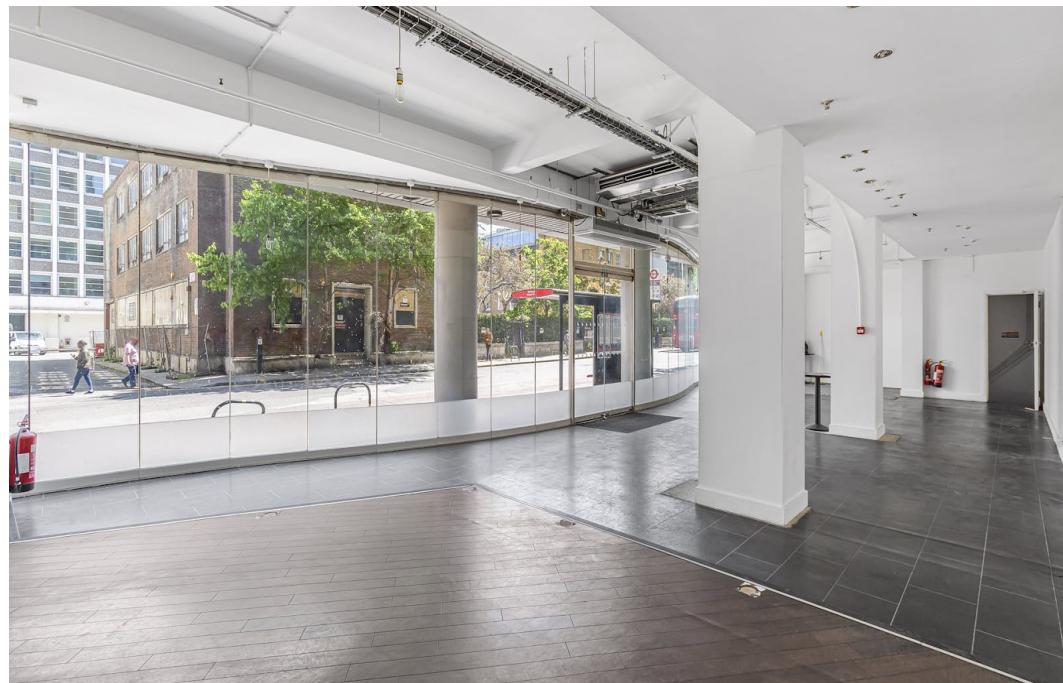
## Location

This is an ideal opportunity to secure a commercial unit in a developing edge of City location. The unit is located on City Road (A501), just south of Leonard Street and Old Street Station. Shoreditch/Hoxton, Finsbury Square & Moorgate are all within an approximate 5-10 minutes walk.



## Key points

- Ground floor 1453 sq ft
- Basement 538 sq ft
- New lease - available NOW
- Rent, £75,000 per annum exclusive
- Ideal for a range of retail/office/showroom occupiers
- High commuter footfall - close to OLD STREET station
- Prominent fully glazed frontage



## Rents, Rates & Charges

Lease	New Lease
Rent	£75,000 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	D (85)

## Viewing & Further Information



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