

# Compton

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## London

49-51 Central Street  
EC1V 8AB

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Fantastic showroom space in Clerkenwell now available to purchase, suitable for owner occupiers or investors.

---

## For Sale

1,702 ft<sup>2</sup>

020 7101 2020  
compton.london



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## Location

Ideally nestled between the West End, the City, King's Cross and Old Street, Clerkenwell has for centuries been one of London's most vital and creative neighbourhoods. It has been the place for coffee shop intrigue and manufacturing innovation, craftsmanship and carousing, radical ideas and groundbreaking architecture. And still is.

It is home to Clerkenwell Green and Charterhouse Square, to the Barbican, St. John's restaurant and Whitecross Street Market. It is a hub for tech and media companies, creative studios, architectural practices and design stores.

It is now being transformed as new towers rise along City Road, the influence of Old Street Roundabout spreads and the redevelopment of Smithfield Market is on the way.

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Exterior

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## Amenities

- Prominent showroom opportunity
- Situated in Clerkenwell, the Design District Of London
- Excellent ceiling heights
- Fantastic natural light
- Exposed sandblasted brickwork
- Heating / Cooling within the space

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## Description

The property is a classic example of an original Victorian Warehouse now converted into office accommodation. The Ground Floor, is a fantastic showroom space creating a brilliant opportunity for owner occupiers or investors.

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## Content

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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	1,702	£1,395,000	£16.70	£5.49	Available



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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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