



FOR SALE

**73 Central Street,
London, EC1V 8BU**

1,332 sq ft

Prominent
showroom/office in
Clerkenwell - for sale



VIDEO TOUR

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Description

The property currently provides accommodation to two companies split between ground and basement, both self contained with kitchen and WC facilities on both floors. Benefiting from fantastic floor to ceiling heights and exposed modern services such as air conditioning, the property provides attractive an office space in a prime location.

Further information on tenants/leases available upon request.

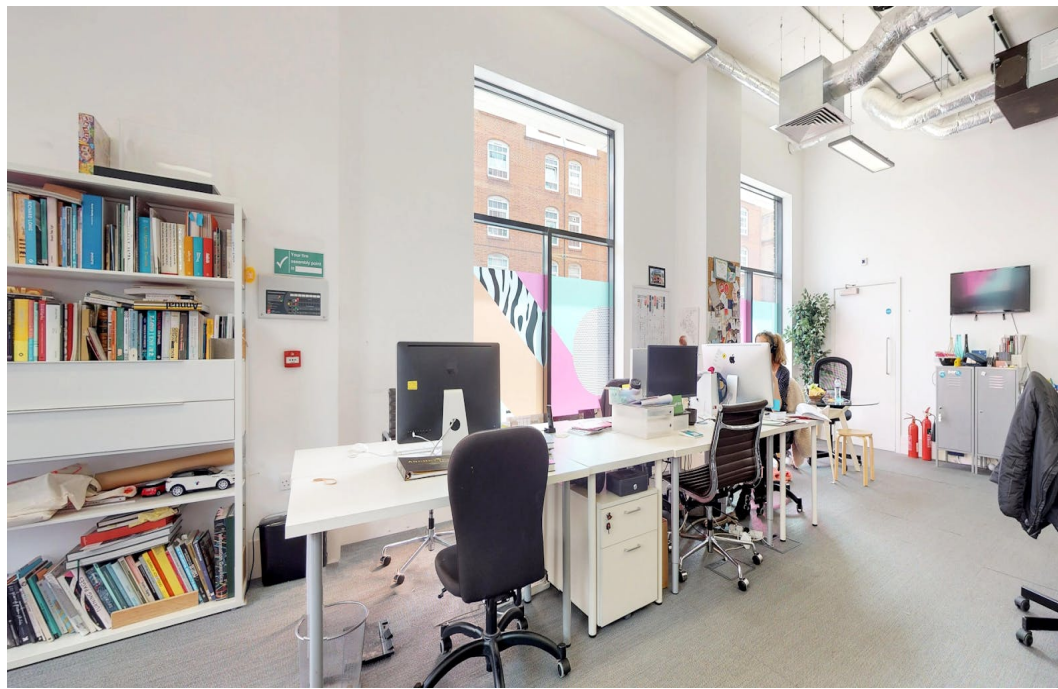
Location

Located on Central Street at its junction with Lever Street and walking distance from Old Street, Barbican and Farringdon Stations. The area is well served by the cafes, bars and restaurants of both Clerkenwell and Shoreditch. Neighbours include co-working centre FORA and Palatino restaurant.

Key points

- Prominent corner location arranged over ground and lower ground
- Perfect little showroom for an owner occupier!
- 250 year lease dated in 2013
- Floor to ceiling glazing and air conditioning on ground floor
- Multiple WCs and shower facility
- Two entry points so can be rented as two leases





Accommodation

Name	sq ft	sq m	Tenure	Availability
Ground	764	70.98	For Sale	Available
Lower Ground	568	52.77	For Sale	Available

Rents, Rates & Charges

Price	Offers in excess of £875,000
Rates	£13.32 per sq ft
Service Charge	£3.50 per sq ft
VAT	On application
EPC	C (58)

Viewing & Further Information



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