



STIRLING  
ACKROYD

**TO LET / FOR SALE**

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

1,047 sq ft

**CITY EDGE -  
Retail/Office>Showroom  
Opportunity**



**VIDEO TOUR**

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## Description

### Unit 2 - 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

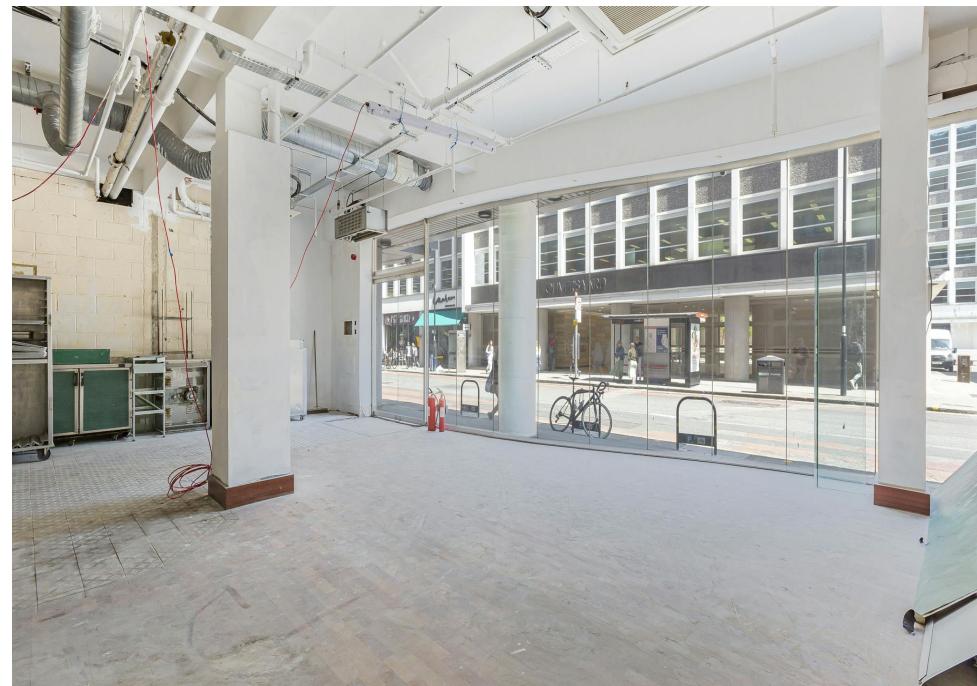
The unit is divided over ground floor and basement with a double fully glazed frontage. The ground floor comprises 1047 sq ft and has an open-plan layout ready for fit-out.

The rent is £65,000 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 area - 1047 sq ft
- Close to Old Street Station
- Open-plan layout
- New lease - available NOW
- Rent, £65,000 per annum exclusive
- Ideal for a range of retail/office occupiers
- High commuter footfall
- Edge of City location



## Rents, Rates & Charges

Lease	New Lease
Rent	£65,000 per annum
Price	On application
Rates	On application
Service Charge	To be confirmed
VAT	On application
EPC	D (87)

## Viewing & Further Information



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