



FOR SALE

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

1,991 sq ft

City edge - Long
Leasehold opportunity



VIDEO TOUR

stirlingackroyd.com



Description

Unit 3 - Lexington Building.

The Lexington Building is a modern mixed-use development comprising 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 and 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 1,453 square feet and the basement measures 538 square feet, which means a total of 1,991 square feet of space. This is an ideal City retail/office/showroom opportunity for owner occupiers and commercial investors.

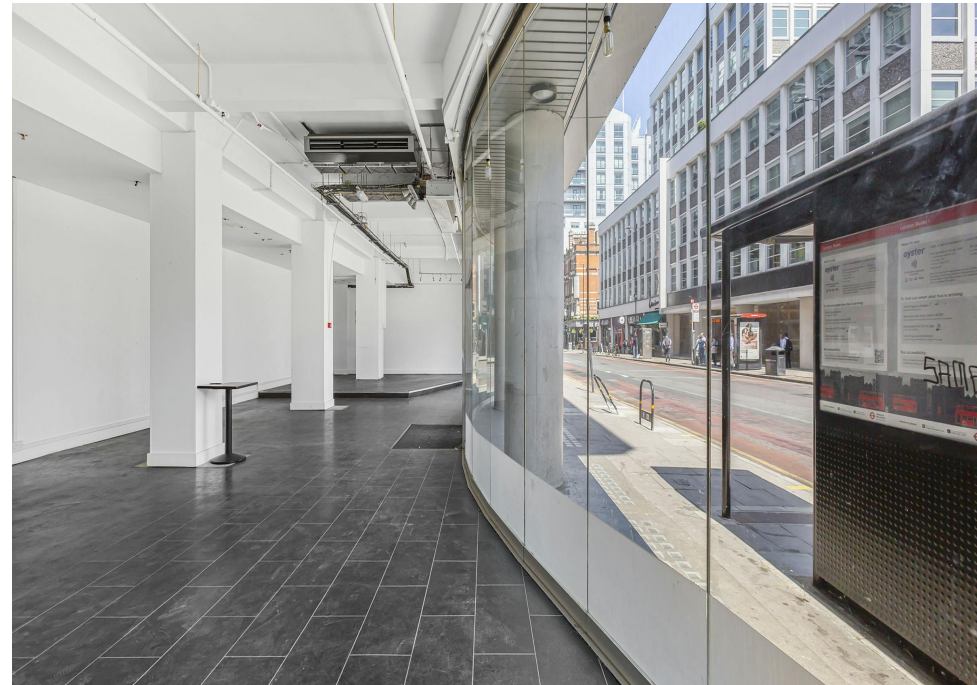
Sale price - £1,050,000 on the basis of a 250 long Leasehold. Service charge and business rates TBC.

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 and Moorgate are all within approximately a 5-10 minutes' walk.

Key points

- Ground floor - 1,453 square foot
- 250 year long Leasehold sale
- £1,050,000
- Ideal for an owner occupier/range of retail/office/showroom occupiers
- Lower ground floor - 538 square foot
- High commuter footfall - close to Old Street Station
- Prominent fully glazed frontage
- Commercial Investment opportunity





Rents, Rates & Charges

Price	£1,050,000
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	D (85)

Viewing & Further Information



Iftakhar Khan
020 3967 0103
ikhan@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 07/04/2025