



**FOR SALE**

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

1,047 sq ft

City edge - Commercial  
long Leasehold  
opportunity



**VIDEO TOUR**

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## Description

Unit 2 - 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 on the ground floor and benefits from a double fully glazed frontage. The unit has an open-plan layout and is ready for fit-out.

Sale price of £825,000 on the basis of a 250 long Leasehold basis. Service charge and business rates TBC.

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## 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 5-10 minutes' walk.

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## Key points

- Ground floor area - 1,047 square feet
- Close to Old Street Station
- 250 Year long Leasehold
- Edge of City location - good level of commuter footfall
- Sale price: £825,000
- Ideal for a range of retail/office occupiers
- Benefits from a double fully glazed frontage
- Ideal for an owner/occupier or commercial investor





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## Rents, Rates & Charges

Price	£825,000
Rates	On application
Service Charge	To be confirmed
VAT	On application
EPC	D (87)

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## Viewing & Further Information



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