

# 49-51 CENTRAL STREET

CLERKENWELL, EC1V 8AB

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FOREST  
REAL ESTATE

# TO LET / FOR SALE

1,702 SQ FT

## Prime Clerkenwell Showroom/Office for Sale or to Lease

### Key Features

- Virtual Freehold
- Air Conditioned Throughout
- Exposed Brick Feature Walls
- Prominent Corner Position
- LED Lighting
- Excellent Natural Light From Dual Aspect Windows
- Small Private Courtyard
- Two WCs
- Wood Flooring
- Open Plan Throughout
- Perimeter Trunking
- Within Walking Distance of Old Street, Farringdon, Angel and Barbican Stations

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## Description

This property is a quintessential example of an original Victorian warehouse, now thoughtfully converted into office space.

Located in the heart of Clerkenwell, London's premier showroom district, the ground-floor unit at 49-51 Central Street presents an outstanding opportunity for owner-occupiers or investors.

The showroom/office boasts impressive ceiling heights and expansive windows that flood the space with natural light, creating a bright and welcoming atmosphere. Its open-plan layout offers versatility, making it ideal for various showroom displays or creative workspaces.

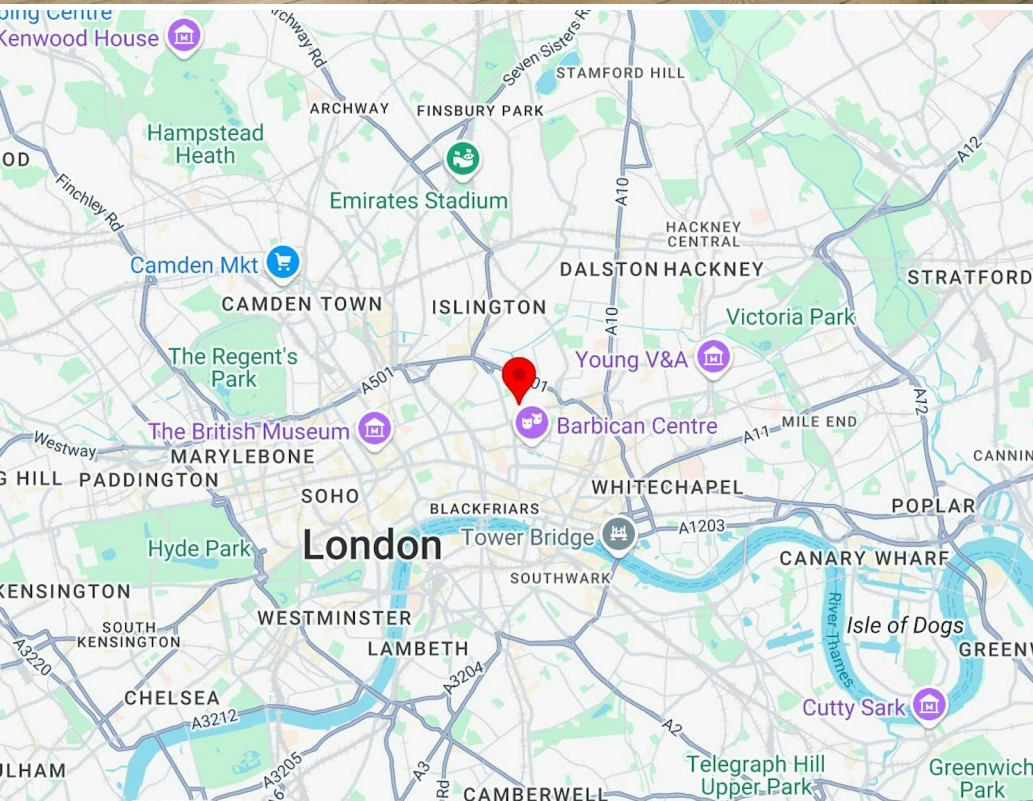
Positioned in a high-traffic area, the property enjoys excellent visibility and access to a diverse client base. In immaculate condition and ready for immediate occupancy, the showroom is also well-connected via public transport.

## Location

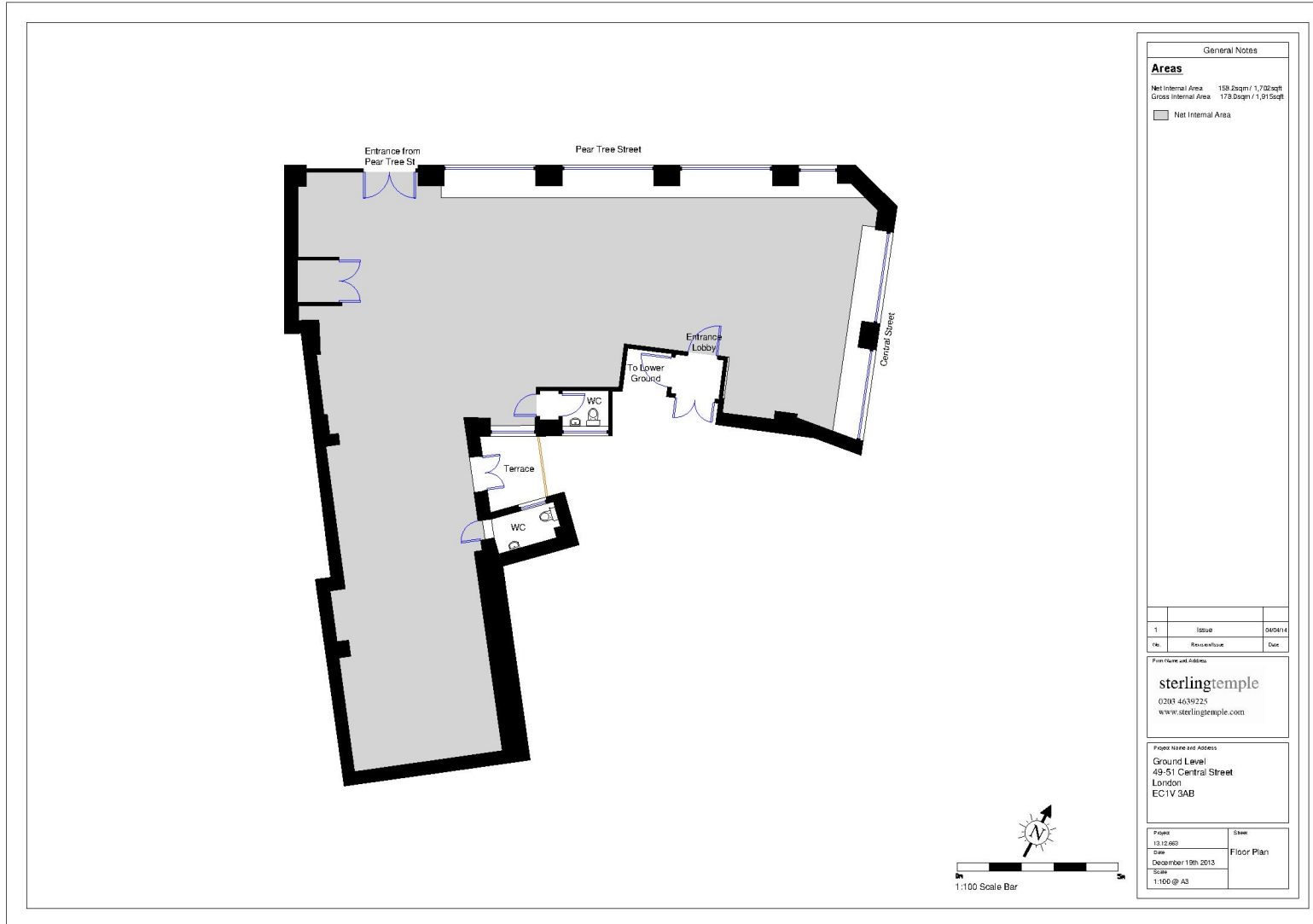
Ideally positioned between the West End, the City, King's Cross, and Old Street, Clerkenwell has long been one of London's most dynamic and creative neighbourhoods. For centuries, it has been a hub of innovation, known for its blend of coffeehouse culture, manufacturing craftsmanship, and vibrant social scene.

A place where radical ideas flourished alongside ground breaking architecture—and that legacy continues today. Clerkenwell is home to iconic landmarks like Clerkenwell Green, Charterhouse Square, the Barbican, St. John's restaurant, and Whitecross Street Market.

It remains a thriving centre for tech and media companies, creative studios, architectural firms, and design retailers. As new towers rise along City Road, the influence of Old Street Roundabout expands, and the redevelopment of Smithfield Market progresses, Clerkenwell is undergoing yet another transformation.







# Availability

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**Lease** New Lease

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**Rent** £52.50 per sq ft

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**Price** £1,250,000

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**Rates** £17.64 per sq ft

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**Service Charge** £5.49 per sq ft

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**VAT** Applicable

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**EPC** C (66)

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# Contact

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## Ashley Goodman

020 3370 4470 | 07973 184 329  
ashley@forestrealestate.co.uk

## Casey Okin

020 3370 4470 | 07391 453 076  
casey@forestrealestate.co.uk

## London Office Team

55 St John Street, London, EC1M 4AN  
020 3370 4470

## London Industrial Team

1 Bridge Lane, London, NW11 0EA  
020 3355 1555

## Hertfordshire Team

1a Local Board Road, Watford, WD17 2JP  
01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

## JOINT AGENTS

### Andy Gilbert (Compton)

0783 399 3714 | 020 7101 2020  
ag@compton.london

### Elliott Stern (Compton)

07834 918700 | 0207 101 2020  
es@compton.london

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