

49-51 CENTRAL STREET

CLERKENWELL, EC1V 8AB

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.

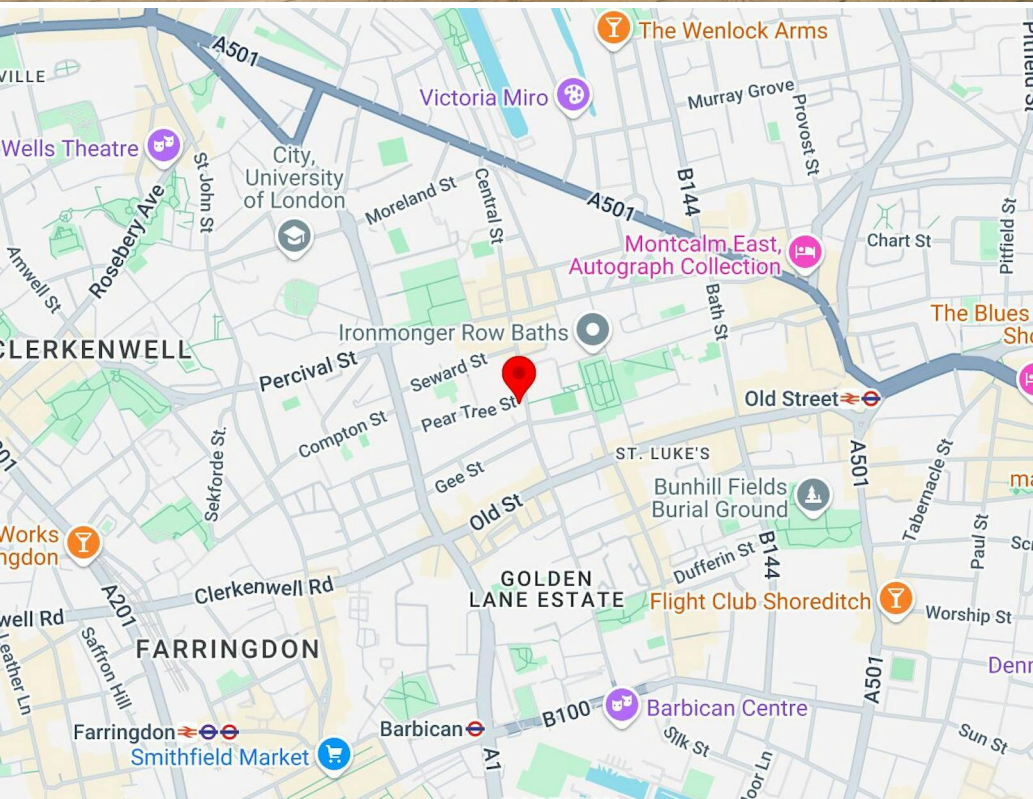
Positioned in a high-traffic area, the property enjoys excellent visibility and access to a diverse client base. In immaculate condition and ready for immediate occupancy, the showroom is also well-connected via public transport.

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

Lease New Lease

Rent On application

Price £1,250,000

Rates £17.64 per sq ft

Service Charge £5.49 per sq ft

VAT Applicable

EPC C (66)

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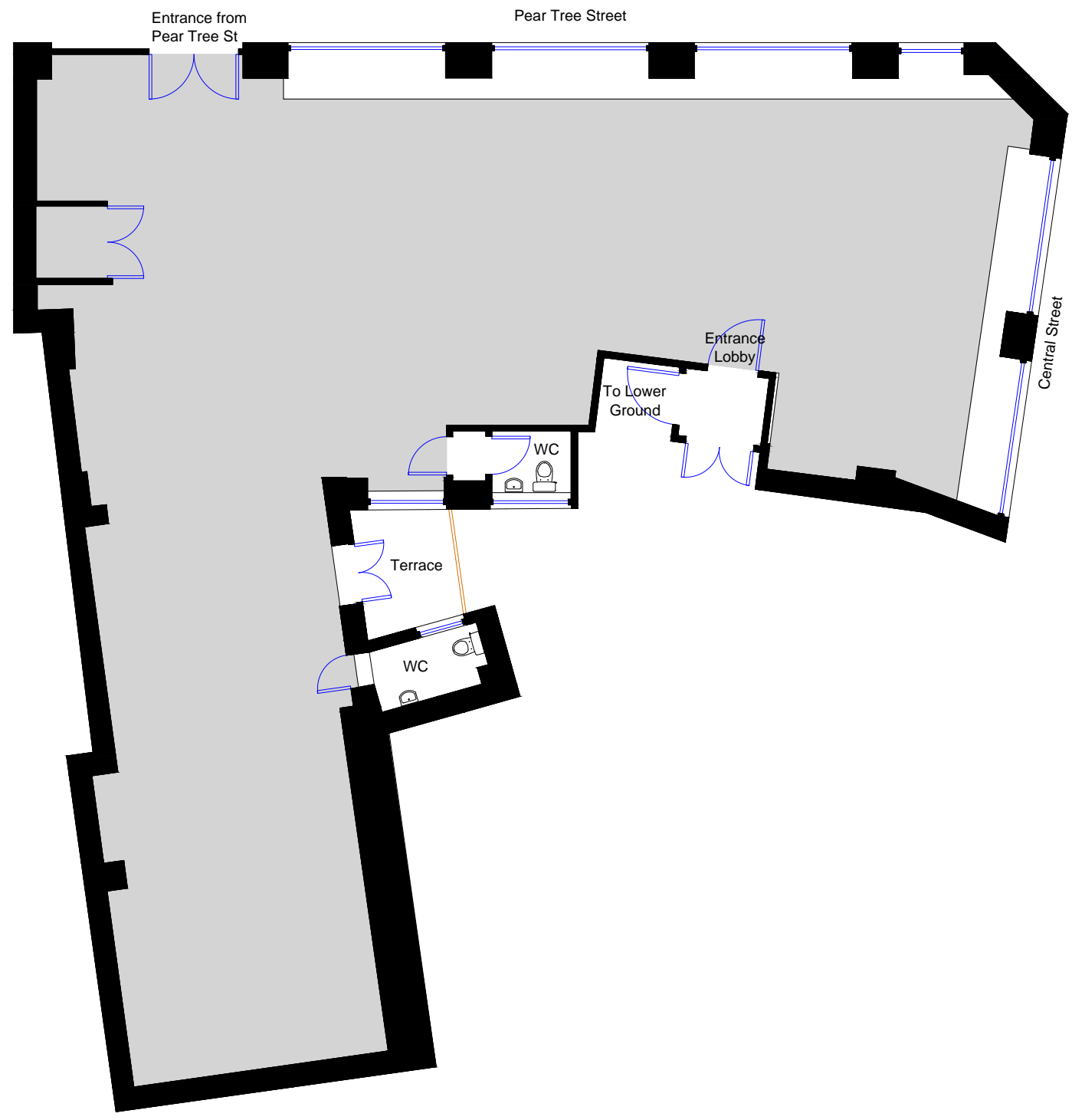
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F O R E S T
REAL ESTATE



General Notes

Areas

Net Internal Area 158.2sqm / 1,702sqft
 Gross Internal Area 178.0sqm / 1,915sqft

Net Internal Area

No.	Revision/Issue	Date
1	Issue	04/04/14

Firm Name and Address
sterlingtemple
 0203 4639225
 www.sterlingtemple.com

Project Name and Address
 Ground Level
 49-51 Central Street
 London
 EC1V 3AB

Project 13.12.663	Sheet Floor Plan
Date December 19th 2013	
Scale 1:100 @ A3	

