

# Compton

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## Clerkenwell

49-51 Central Street  
EC1V 8AB

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Fantastic showroom space in  
Clerkenwell now available to rent,  
suitable for a range of occupiers.

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**For Rent**  
1,702 ft<sup>2</sup>

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## Location

Ideally nestled between the West End, the City, King's Cross and Old Street, Clerkenwell has for centuries been one of London's most vital and creative neighbourhoods. It has been the place for coffee shop intrigue and manufacturing innovation, craftsmanship and carousing, radical ideas and groundbreaking architecture. And still is.

It is home to Clerkenwell Green and Charterhouse Square, to the Barbican, St. John's restaurant and Whitecross Street Market. It is a hub for tech and media companies, creative studios, architectural practices and design stores.

It is now being transformed as new towers rise along City Road, the influence of Old Street Roundabout spreads and the redevelopment of Smithfield Market is on the way.

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## Amenities

- Prominent showroom opportunity
- Situated in Clerkenwell, the Design District Of London
- Excellent ceiling heights
- Fantastic natural light
- Exposed sandblasted brickwork
- Heating / Cooling within the space

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## Description

The property is a classic example of an original Victorian Warehouse now converted into office accommodation.

Located in the heart of Clerkenwell, London's premier showroom district, this ground floor space at 49-51 Central Street is a prime opportunity for owner occupiers or investors. The showroom features impressive ceiling height and large windows that flood the space with natural light, creating an airy and inviting environment. Its open-plan design allows for flexible use, ideal for various showroom displays or creative workspaces. Situated in a high footfall area, it offers excellent visibility and access to a diverse range of potential clients. The showroom is in excellent condition, ready for immediate occupation, and easily accessible via public transportation.

This is a rare chance to secure a premium showroom space in a sought-after location.

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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Ground	1,702	£52.50	£16.70	£5.49	£74.69	£10,593.53	£127,122.38	Available



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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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