

# Compton

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**Old Street**  
40-56 City Road  
EC1Y 2AN

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Prime retail units for lease with excellent street frontage, high foot traffic, and great visibility.

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**For Rent**  
1,047 to 3,038 ft<sup>2</sup>

020 7101 2020  
compton.london

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## Location

Old Street is a vibrant, well-connected area in the heart of London, offering excellent transport links with the Northern Line and Overground nearby. The neighborhood is bustling with trendy cafes, restaurants, and creative spaces, making it an ideal location for businesses looking to thrive in a dynamic and lively environment.

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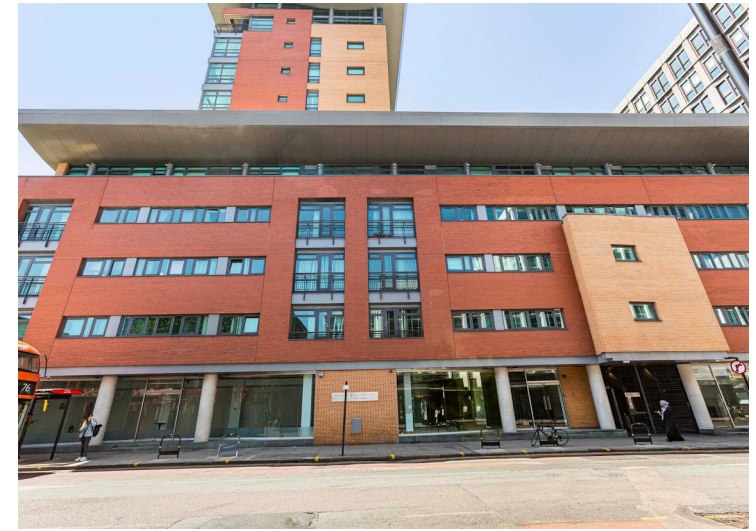
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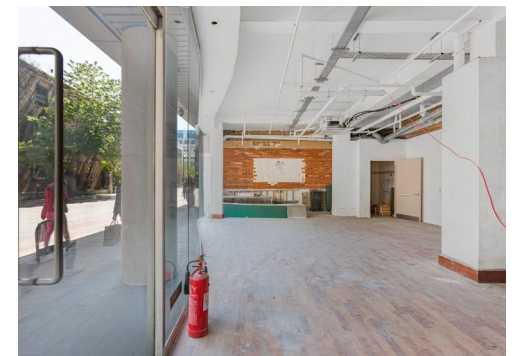
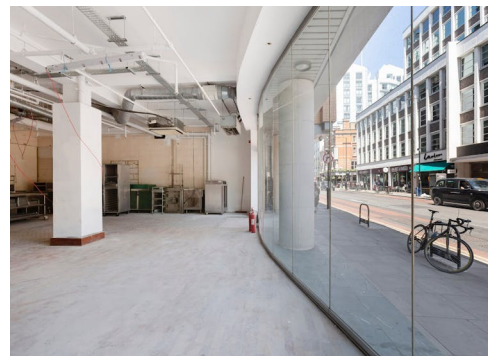
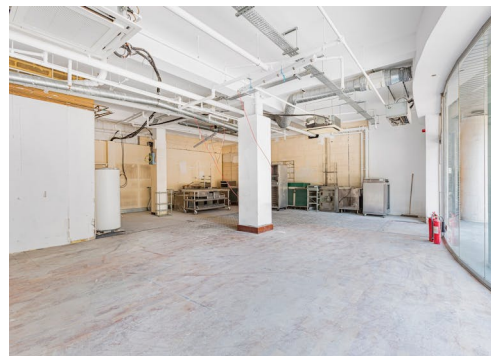
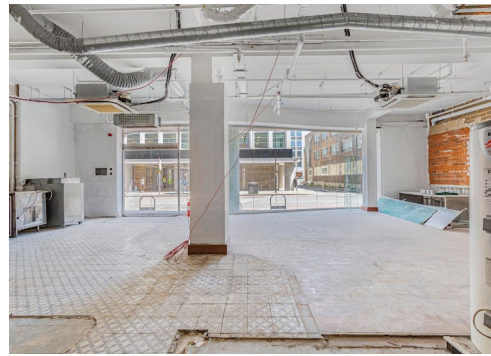
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## Amenities

- Excellent natural light
- Showroom frontage
- Very close to Old Street station
- Air-conditioning

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## Description

Unit A offers a Ground and Lower Ground showroom space for lease, which has been newly refurbished to a CAT A condition, ready for a custom fit out.

Unit B is offered in Shell and Core condition, providing flexibility for use and fit out, allowing you to tailor the space to your needs.

Both units boast excellent street frontage and natural light, situated in a bustling area with high foot traffic - perfect for attracting attention to your business.

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## Content

[View on Website](#)





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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
Unit - A - Ground (1,453 Sq Ft) & Ground (538 Sq Ft)	1,991	£37.67	£15.22	£1.58	£54.47	£9,037.48	£108,449.77	Available
Unit - B - Ground	1,047	£62.10	£21.09	£1.56	£84.75	£7,394.44	£88,733.25	Available
Unit - C - Ground & Lower Ground	1,775	£25.36	£16	£1.55	£42.91	£6,347.10	£76,165.25	Under Offer
Total	4,813	£41.71	£17.44	£1.56	£60.71	£22,779.02	£273,348.27	

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## Contact Us

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

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