Old Street 40-56 City Road ECIY 2AN

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

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

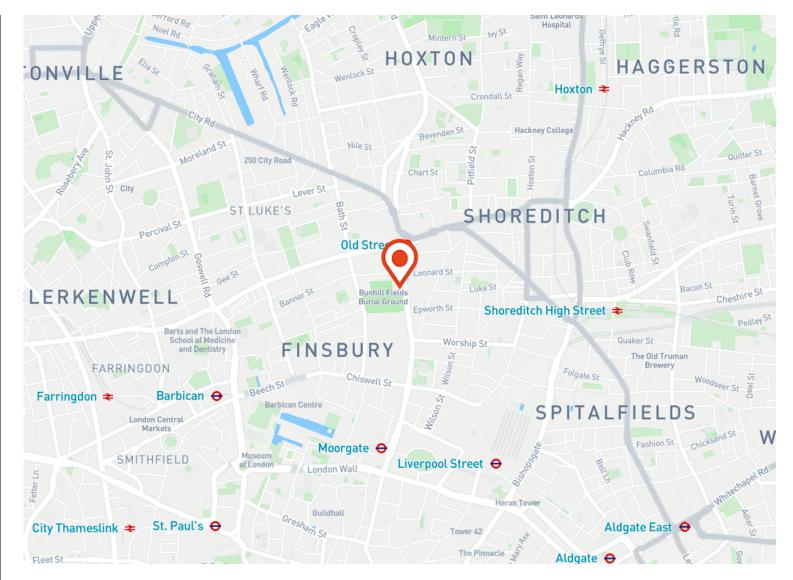
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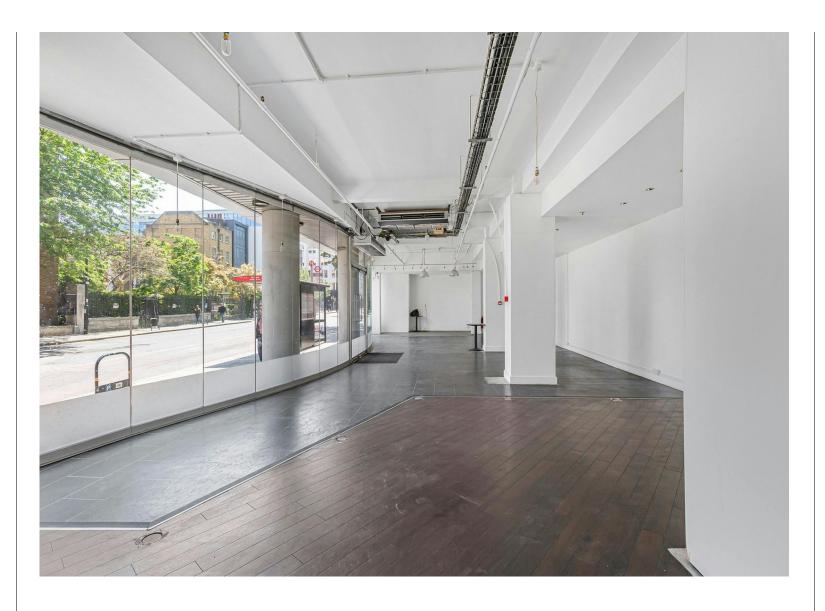


#### Location

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.

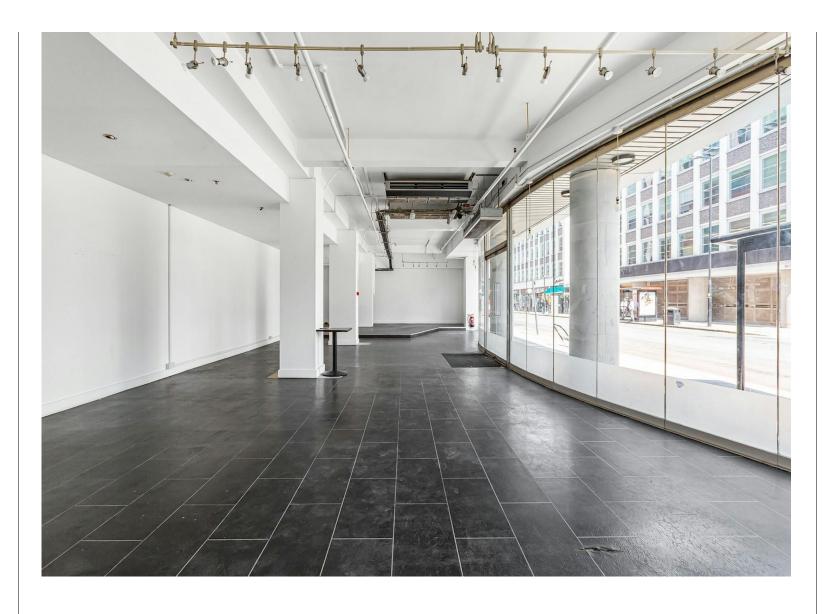
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#### **Amenities**

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

#### 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

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	

#### Contact Us

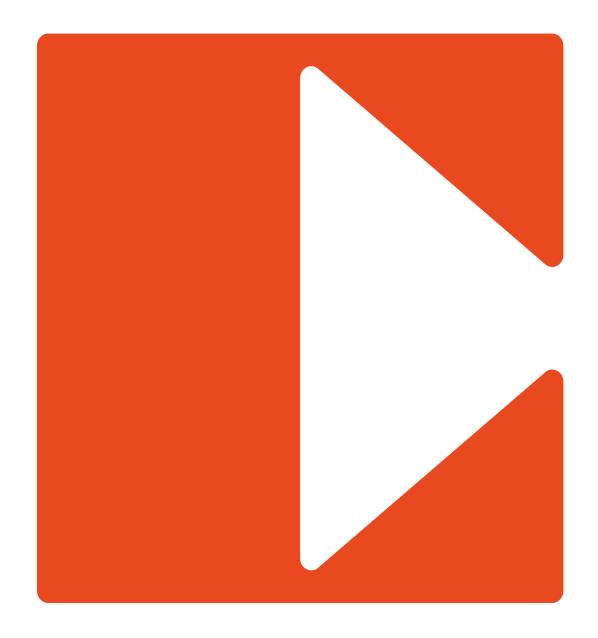
All appointments to view must be arranged via sole agents, Compton, through —

Elliott Stern es@compton.london 07834 918700

Alex Sugar as@compton.london 07585 793 379

Lucy Stephens (BELCOR)

Oli Cohen (BELCOR) 0207 375 3444



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