

Commercial Office Space

4,522 sq ft / 420 m<sup>2</sup>

**Brand new self-contained office for sale**

# FOR SALE

**71 Central Street, Clerkenwell East, London EC1V 8BU**



## LOCATION

The property is situated on Central Street in the area known as Clerkenwell East. The area is well served by the cafes and restaurants of Clerkenwell and this is a superb location for transport links.

## TRANSPORT

Barbican (Circle, Metropolitan, Hammersmith & City lines)

Old Street (Northern Line + First Capital Connect)

Farringdon (Circle, Metropolitan, Hammersmith & City lines and First Capital Connect)

Buses 55 & 243



**DESCRIPTION**

This is a major brand new mixed use development providing 4 individually designed commercial spaces. The accommodation has been designed to be as flexible as possible, providing open plan accommodation. Each space has its own front door from the street and is completely self-contained. The scheme will be completed ready for occupation in early 2013.

**AMENITIES**

- Ground and Lower Ground floors
- Each premises self-contained
- Each premises fully fitted
- Air-conditioned
- Raised floors
- Glazed frontages
- WCs and showers
- Bicycle storage
- BREEM Excellent rating

**APPROXIMATE GIA FLOOR AREAS**

Ground	3,618 sq ft	336.12 sq m
Lower Ground	904 sq ft	83.98 sq m
<b>Total</b>	<b>4,522 sq ft</b>	<b>420.1 sq m</b>

**OPEN PLANNING USE**

- A1 Retail
- A2 Financial & Professional Services
- A3 Restaurants and Café's
- B1 Offices
- D1 Medical, Educational & Institutional
- D2 Leisure

**FOR SALE**

The premises is offered for sale with a new 250 year long leasehold interest.

**PRICE**

£2,000,000 plus VAT.

**FLOOR PLANS**

Available upon request or please download from our website [www.antonpage.com](http://www.antonpage.com)

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

**PLEASE CONTACT**

ANTON PAGE 020 7336 1313  
[stephenpage@antonpage.com](mailto:stephenpage@antonpage.com)  
[harry@antonpage.com](mailto:harry@antonpage.com)  
[chrisantoniou@antonpage.com](mailto:chrisantoniou@antonpage.com)