

Brand new self-contained office

3,250 sq ft / 302 m²

FOR RENT

144 Central Street, London EC1V 8AX



LOCATION

The property is situated on the northern end of Central Street close to the junction of City Road. Angel underground station is within close proximity and offers an abundance of amenities with many shops, bars and restaurants. Also within a short walk from the property is the Barbican Thistle Hotel, Ironmonger Row Baths, Kings Square and Whitecross Street food market.

TRANSPORT

Angel (Northern line)

Barbican (Circle, Metropolitan, Hammersmith & City lines)

Old Street (Northern Line + First Capital Connect)



DESCRIPTION

The office has separate entrances and is accessible from both Central Street and Macclesfield Road. For this reason the demise has excellent branding opportunities with extensive street frontage on two elevations. Internally the office benefits from having a fully accessible raised floor, kitchenette and excellent floor to ceiling height.

AMENITIES

- Self-contained office
- Ground floor frontage
- Excellent floor to ceiling height
- Fully accessible raised floor
- Kitchenette
- Access from Central Street & Macclesfield Road

APPROXIMATE GIA FLOOR AREAS

Ground	3,250 sq ft	302 sq m
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USE

B1 office.

LEASE

A new full repairing and insuring lease is available for a term by arrangement.

RENT

£21.50 per sq ft plus VAT.

RATES

The rates have not yet been assessed. Interested parties must make their own enquiries to The London Borough of Islington.

FLOOR PLANS

Available upon request or please download from our website www.antonpage.com

LEGAL COSTS

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

PLEASE CONTACT

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