

**Brand new self-contained corner commercial premises ideally suitable for showroom, offices, retail or restaurant uses**

4,564 sq ft / 424 m<sup>2</sup>

# FOR RENT

**30 Central Street, Clerkenwell East, London EC1V 3PA**



## LOCATION

The property is situated on the corner of Central Street and Seward 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.

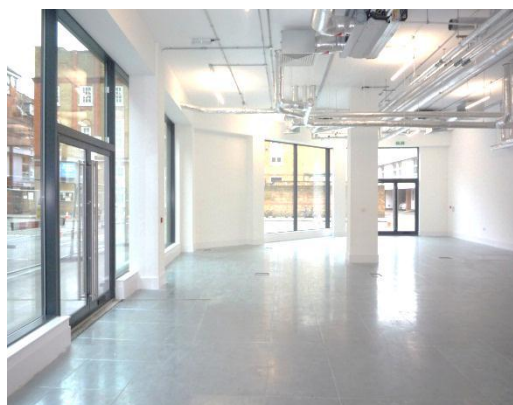
## TRANSPORT

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

A prominent corner premises with extensive street frontage. Situated over the ground and lower ground floors the space has two entrances and benefits from high ceilings. This is suitable for a variety of occupiers, including showroom offices, retail and restaurant users.

## AMENITIES

- 3.45 m glazed frontage
- Fully accessible raised floor
- Floor boxes and power fitted
- Ground floor with comfort cooling
- Strip lighting
- WCs and shower
- Bicycle storage
- BREEM Excellent rating

## APPROXIMATE GIA FLOOR AREAS

Ground	1,904 sq ft	176.89 sq m
Lower Ground	2,660 sq ft	247.12 sq m
<b>Total</b>	<b>4,564 sq ft</b>	<b>424 sq m</b>

## USE

B1 offices, A1, A2, A3.

## LEASE

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

## RENT

£110,000 per annum exclusive.  
£24.10 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.

## SERVICE CHARGE

We have been advised that the current service charge equates to £7,224.70 per annum (£1.60 per sq ft).

## 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)

STIRLING ACKROYD 020 7729 7763  
[bretts@stirlingackroyd.com](mailto:bretts@stirlingackroyd.com)  
[marko@stirlingackroyd.com](mailto:marko@stirlingackroyd.com)