

Commercial Office Space

5,102 sq ft / 474 m²

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	4,198 sq ft	390.01 sq m
Lower Ground	904 sq ft	83.98 sq m
Total	5,102 sq ft	473.99 sq m

OPEN PLANNING USE

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

FOR SALE

Each premises is offered for sale with new 250 year long leasehold interests.

PRICE

£2,000,000 plus VAT.

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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