

Commercial Office Space  
3,214 sq ft  
**Brand new self-contained office for sale**

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# FOR SALE

**65 Lever Street, City Central , London EC1V 3AR**



## LOCATION

The property is situated on Lever 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	1,776 sq ft	165 sq m
Lower Ground	1,442 sq ft	133.9 sq m
<b>Total</b>	<b>3,218 sq ft</b>	<b>298.9 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

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

## PRICE

£1,000,000 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

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