



28-32

OLD STREET

EC1V 9NH

**PRIME CLERKENWELL
LEASEHOLD
OPPORTUNITY**

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LOCATION

The unit occupies a commanding corner position, on the south side of Old Street, next to the junction of Domingo Street. Nearby occupiers include, OCEE & Four Design, HOWE, Nusa Kitchen, Stink Studios, Colliers, PMT London, Iris Ceramica, SWAY Gallery, Costa Coffee, OZONE Coffee Roasters and Monohon Ramen.

The building is approx. 250m away from Barbican Station (Metropolitan, Hammersmith and City and Circle Lines) with access to Farringdon Station (Elizabeth Line) and Old Street (Northern Line, Overground) only a few minutes' walk away.



ocee & four
DESIGN



COSTA
COFFEE

DESCRIPTION

28-32 Old Street boasts a combination of traditional blended with a modern twist and its stand-out presence and Grade A fit-out can be easily noticed along the high road.

This self-contained showroom has exceptional natural light flowing through the floor, on account of the prominent window frontages on three sides. Floor to ceiling heights are excellent throughout and there is the added flexibility of having three entrances.

Key specifications also afforded in the property include:

- Air-Conditioning
- Fine stone flooring throughout
- Integrated spotlights
- Integrated Ceiling Speakers
- Miele Kitchen Appliances
- Private Meeting Rooms
- WCs



FLOOR AREAS

Ground Floor: approx 1,482 sqft

Basement: approx 566 sqft



LEASE

The property is held by way of a Full Repairing and insuring lease for a term to expire 29th March 2026 at a passing rent of £140,000 per annum exclusive.

Substantial incentives are available, subject to covenant.

A new lease may be available by separate negotiations

RATES

Business rates payable (2022/23) are £31,232.00.

Interested parties are advised to make their own enquiries with the local authority, as discounts may apply.

LEGAL COSTS

Each party to pay their own legal and surveyors costs.

POSSESSION

Upon completion of legal formalities

INSPECTION

Available by arrangement strictly through sole agents Ian Scott International.

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