

152 St John Street, London, EC1V

Showroom To Let – 1,329 Sq.Ft.



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Location

The property occupies a prominent position on St John Street, close to the busy junction with Clerkenwell Road. Clerkenwell is renowned for its cultural and artistic scene, as well as its diverse range of retailers and restaurateurs, meaning excellent week-long footfall and diverse audiences. Nearby occupiers include Pret A Manger, Waitrose and Tesco and the parade is also complemented by a variety of creative retailers such as Toto, Solus, Clerkenwell's Coffee & Book shop and Metro Imaging.

The unit is in excellent condition and benefits from natural light and high ceilings on the ground floor, giving it a spacious feel. The basement is open plan with exposed brick and wooden flooring.

The site is well serviced by rail and underground stations as Farringdon (National Rail, Circle, Elizabeth, Hammersmith & City and Metropolitan Lines) and Barbican (Hammersmith & City, Metropolitan, Circle Lines) stations are only a short walk away.

Tenure

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

Accommodation

The premises are arranged over ground and basement floors comprising the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	587	54.5
Lower Ground	742	68.9
Total	1,329	123.4

Rent

£45,000 per annum exclusive.

Use

The premises benefits from Class E planning consent.

Business Rates

Interested parties are advised to make enquiries directly with Islington Council.

EPC

EPC is available on request.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Further Information & Viewing

Viewings are by appointment only via sole agents Levy Real Estate.

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Location Plan



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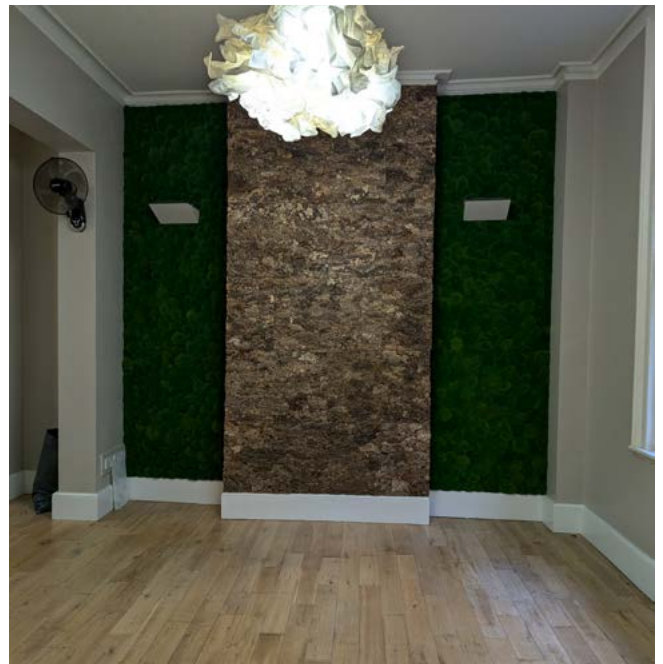
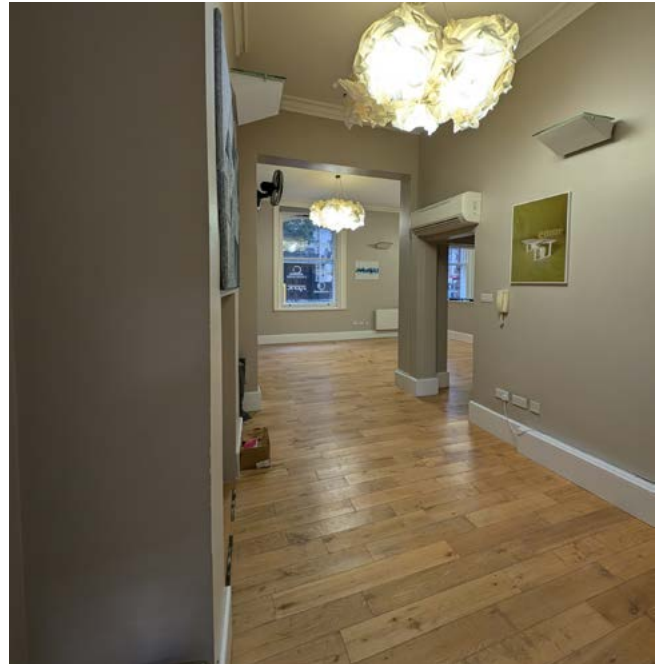
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