



AVAILABLE - TO LET

30-36 BASTWICK STREET, CLERKENWELL, LONDON, EC1V 3PS

Industrial For Rent, 4,813 Sq Ft (GIA) £50,000 Per Annum Exclusive

All enquiries to

020 7375 1801

strettons.co.uk



STRETTONS

EST 1931

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Exclusive



The site is located on the north side of Bastwick Street close to the intersection with Central Street and just north of Old Street (A5201). Other major traffic routes in the vicinity are Goswell Road (A1) and City Road (A501). Barbican (Circle, Hammersmith & City and Metropolitan lines) station is within 5 minutes walk, while Farringdon (Circle, Hammersmith & City and Metropolitan lines, mainline services and Crossrail from 2018) and Old Street (Northern line and mainline services) stations are within 10 minutes.

The property consists of a single, principally open plan warehouse. The space would suit a range of industrial, workshop, storage & distribution or leisure uses (STP).

Highlights

- c. 4m eaves height & c. 6m pitch
- 2 x electric security shutters 3.6m (w) x 4.2m (h) and 4.1 (w) x 5.5m (h)
- Concrete floor
- WC
- CCTV System
- 3 phase power

Rent	£50,000 Per Annum Exclusive
Business Rates (Est)	Rateable Value 2019/20 - £67,630 Rates Payable 2019/20 - £30,592.29
Building type	Industrial
Service Charge (Est)	N/A
EPC Rating	D

Floor	Size Sq Ft (GIA)	Status
Ground Floor	4813	AVAILABLE - To Let
Total Internal Area	4,813	

Contact us

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