

CLERKENWELL INDUSTRIAL UNIT

TO LET

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

GIA – 4,813 ft² (447.2 m²)



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LOCATION

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.

DESCRIPTION

The property consists of a single, principally open plan warehouse, with some block work offices along the east side of the property. There is also a small c.634 sq ft mezzanine above the offices, although this possesses a limited ceiling height.

The space is currently used as storage and would suit a range of industrial, workshop, storage & distribution or office uses.

AMENITIES

- c. 4m eaves height
- c. 6m pitch
- 2 x loading doors with security shutters 3.6m (w) x 4.2m (h) and 4.1 (w) x 5.5m (h)
- Separate offices
- Concrete floor
- WCs with shower
- 3 phase power
- Central London location
- CCTV System

ACCOMMODATION

	sq ft	sq m
Ground Floor	4,813	447.2
Mezzanine	634*	58.9*

*c.1.8m beam height in parts

RENT

£100,000 per annum exclusive

BUSINESS RATES

Rateable Value 2014/15: £43,250

Rates Payable 2014/15: £20,370.57

SERVICE CHARGE

n/a

EPC

Band - TBC

VIEWING & FURTHER INFORMATION

Strictly by appointment with sole agents Strettons
www.strettons.co.uk

Jonathan Cuthbert
jon.cuthbert@strettons.co.uk
DDI: 020 7614 0901

Neal Matthews
neal.matthews@strettons.co.uk
DDI: 020 8509 4401

Adam Noble
adam.noble@strettons.co.uk
DDI: 020 7614 0902

Paul Quy
paul.quy@strettons.co.uk
DDI: 020 8509 4426

