



# 30 Old Street, London EC1

A STUNNING NEW RETAIL  
SCHEME IN CLERKENWELL

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# The Building

CGI IMAGE



**The Opportunity:**

One/Two prominent retail unit(s) within new mixed use scheme



CGI IMAGE

The Proposed Frontage



## Location:

The property is located in the London Borough of Islington on Old Street (A5201), approximately 100 metres from the junction with Clerkenwell Road and Goswell Road.

The area is well served by public transport links, with various bus routes running along Goswell Road and Old Street, as well as Barbican and Farringdon Stations both 500 metres and 800 metres away from the property respectively.

Nearby retailers include:

Pizza Express

Costa Coffee

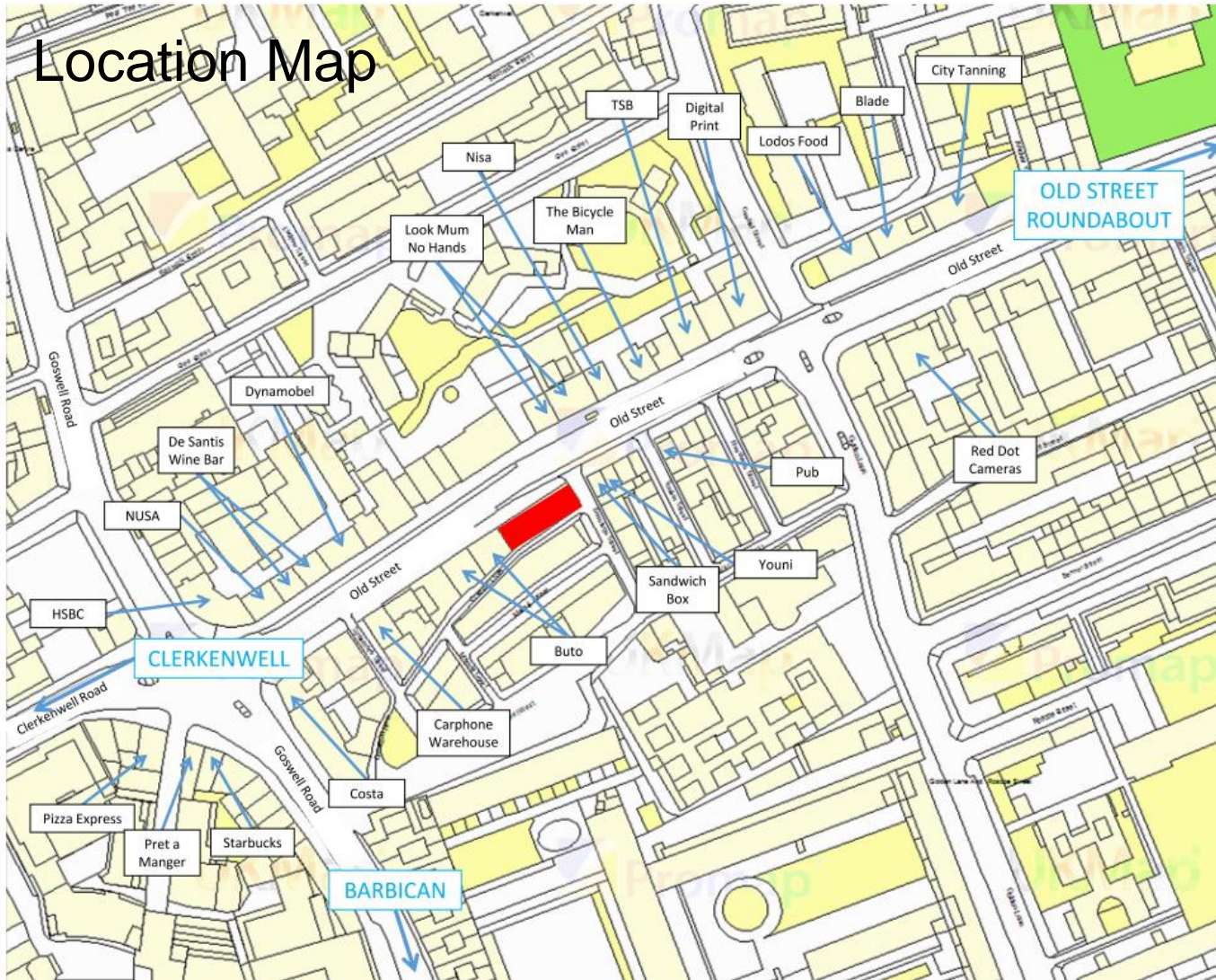
Carphone Warehouse

Starbucks

Pret a Manger



# Location Map



Please note, map is not to scale, for informational purposes only

### **Description:**

The retail unit(s) will be arranged over ground and lower ground floors and will be finished in a shell and core state with capped services.

The unit(s) can be let as a whole or alternatively it can be split into two separate units. More information is available on request should any prospective party be interested in only part of the unit.

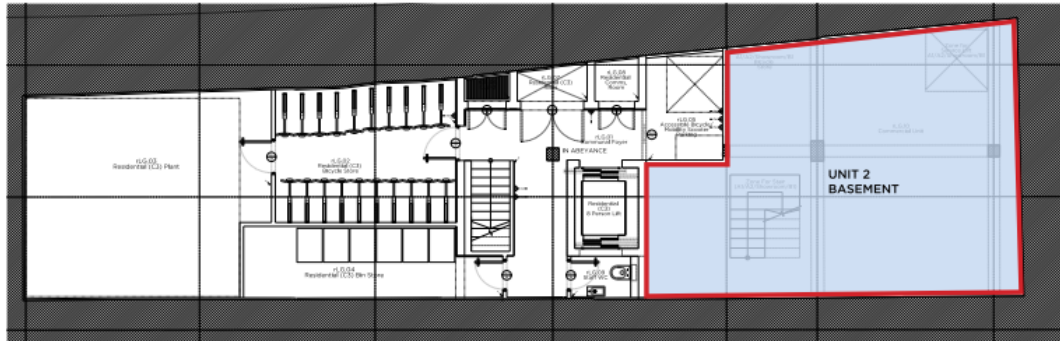
### **Size:**

| <b>Floor:</b> | <b>Sq ft</b> | <b>Sq m</b> |
|---------------|--------------|-------------|
|               |              |             |
| Ground:       | 1,679 sq ft  | 155.9 sq m  |
| Basement:     | 621 sq ft    | 57.7 sq m   |
|               |              |             |
| Total:        | 2,300 sq ft  | 213.6 sq m  |

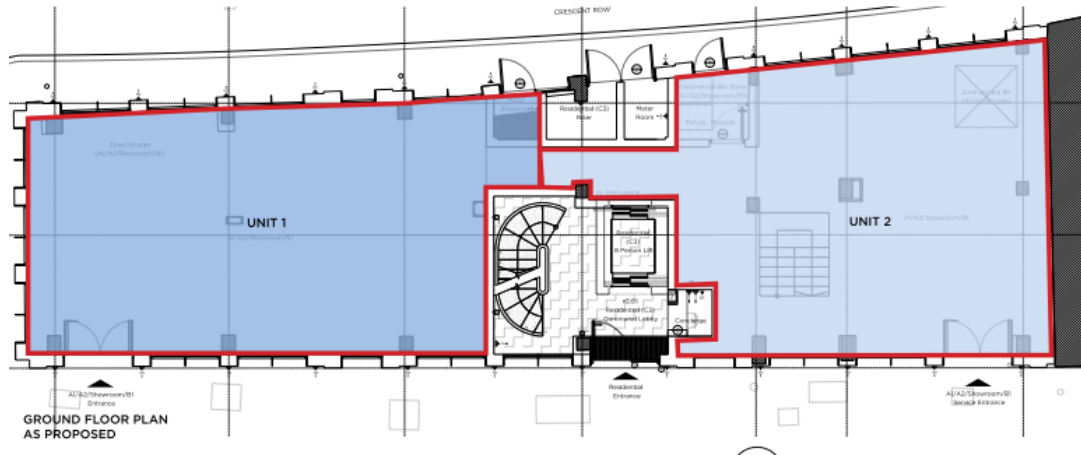
**All measurements are approximates on an GIA basis  
and are subject to final review once the building works  
are completed**



Please note, plans are not to scale, for informational purposes only



LOWER GROUND FLOOR PLAN  
AS PROPOSED



GROUND FLOOR PLAN  
AS PROPOSED

**Terms:**

The unit(s) is available on a new Full Repairing and Insuring lease for a minimum term of 10 years.

**Rent:**

Upon application.

**VAT:**

The premises are elected for VAT.

**Business Rates:**

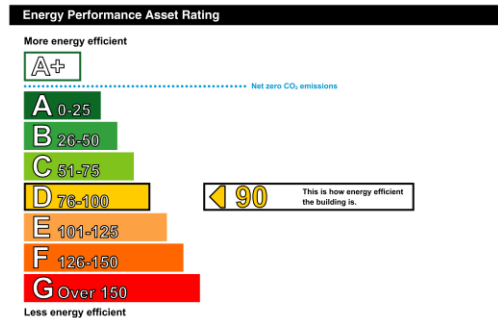
To be assessed.

**Occupation Date:**

August 2015.

**EPC:**

The full EPC is available on request.





Further information:

For further information or to arrange a viewing,  
please contact owners Joint Sole Letting  
Agents:



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