



TO LET

**Unit 3 Lexington
Building, 40 City
Road, London, EC1Y
2AN**

1,895 sq ft

City edge retail/office
opportunity



VIDEO TOUR

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Description

Unit 3 - Lexington Building.

The Lexington Building is a modern mixed use development - a mix of residential flats and three commercial units. The unit is located just south of Old Street Station which is undergoing significant redevelopment. A number of new mixed use commercial/residential developments are in close proximity and this section of City Road also benefits from high commuter footfall - the unit is located opposite Pret A Manger and close to a Sainsbury Metro store

The unit is divided over ground floor and basement with a prominent fully glazed frontage. The ground floor comprises 1322 sq ft and the basement measures 573 sq ft which means a total of 1895 sq ft of space. This is an ideal City retail/office/showroom opportunity.

The rent is £80,000 per annum plus VAT, a new lease is available from summer 2023. The lease terms are a minimum 3 month rent deposit plus service charge TBC - plus VAT and business rates TBC.

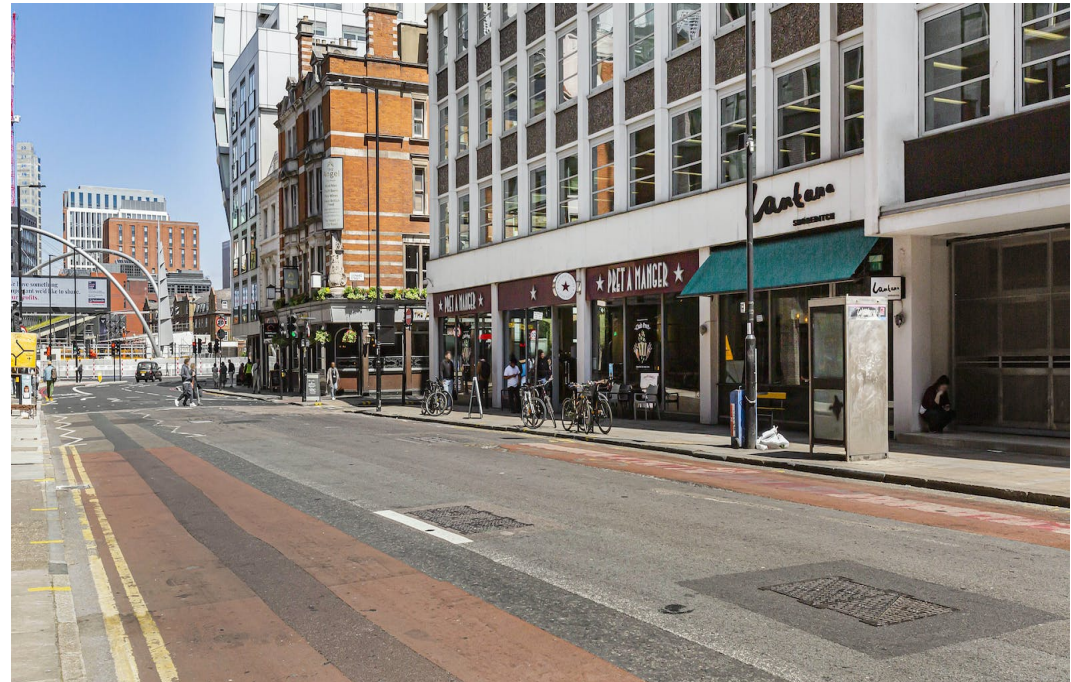
Location

This is an ideal opportunity to secure a commercial unit in a developing edge of City location. The unit is located on City Road (A501), just south of Leonard Street and Old Street Station. Shoreditch/Hoxton, Finsbury Square & Moorgate are all within an approximate 5-10 minutes walk.

Key points

- Ground floor 1322 sq ft
- Basement 573 sq ft
- Close to Old Street Station
- New lease - available summer 2023
- Rent, £80,000 per annum exclusive
- Ideal for a range of retail/office occupiers
- High commuter footfall
- Prominent fully glazed frontage





Rents, Rates & Charges

Lease	New Lease
Rent	£80,000 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	D (85)

Viewing & Further Information



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