

**PRIME RETAIL UNITS
CLOSE TO OLD STREET
ROUNDBOUT**

**40-56 CITY ROAD
OLD STREET
EC1**

1,047-1,991 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

These City Road units form part of a modern mixed-use building with good frontages and will be handed over in shell condition with M&E already in situ.

The units are ideal for grab & go food retailers but could also suit a number of different retail uses.

AMENITIES



EXCELLENT NATURAL LIGHT



FLOOR TO CEILING
GLAZING



EXCELLENT
TRANSPORT LINKS



AIR CONDITIONING



7 DAY TRADE



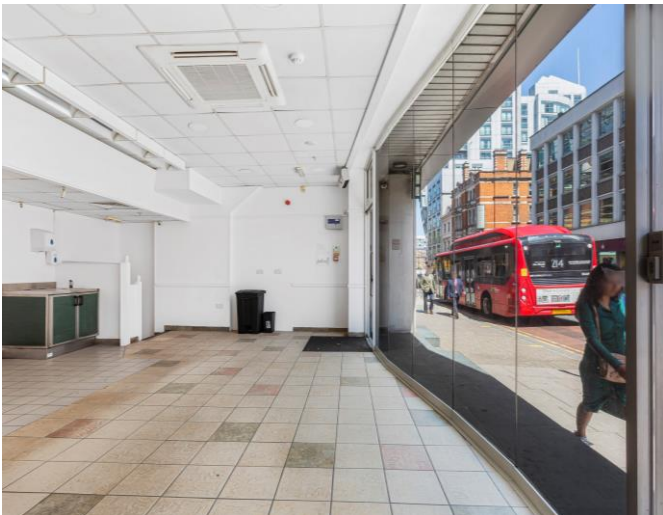
GOOD FRONTAGE

PRIME RETAIL UNITS CLOSE TO OLD STREET ROUNDABOUT



BELCOR

40-56 CITY ROAD
OLD STREET, EC1



TRANSPORT

Old Street - 5 mins



Shoreditch High Street - 15 mins



Liverpool Street - 15 mins

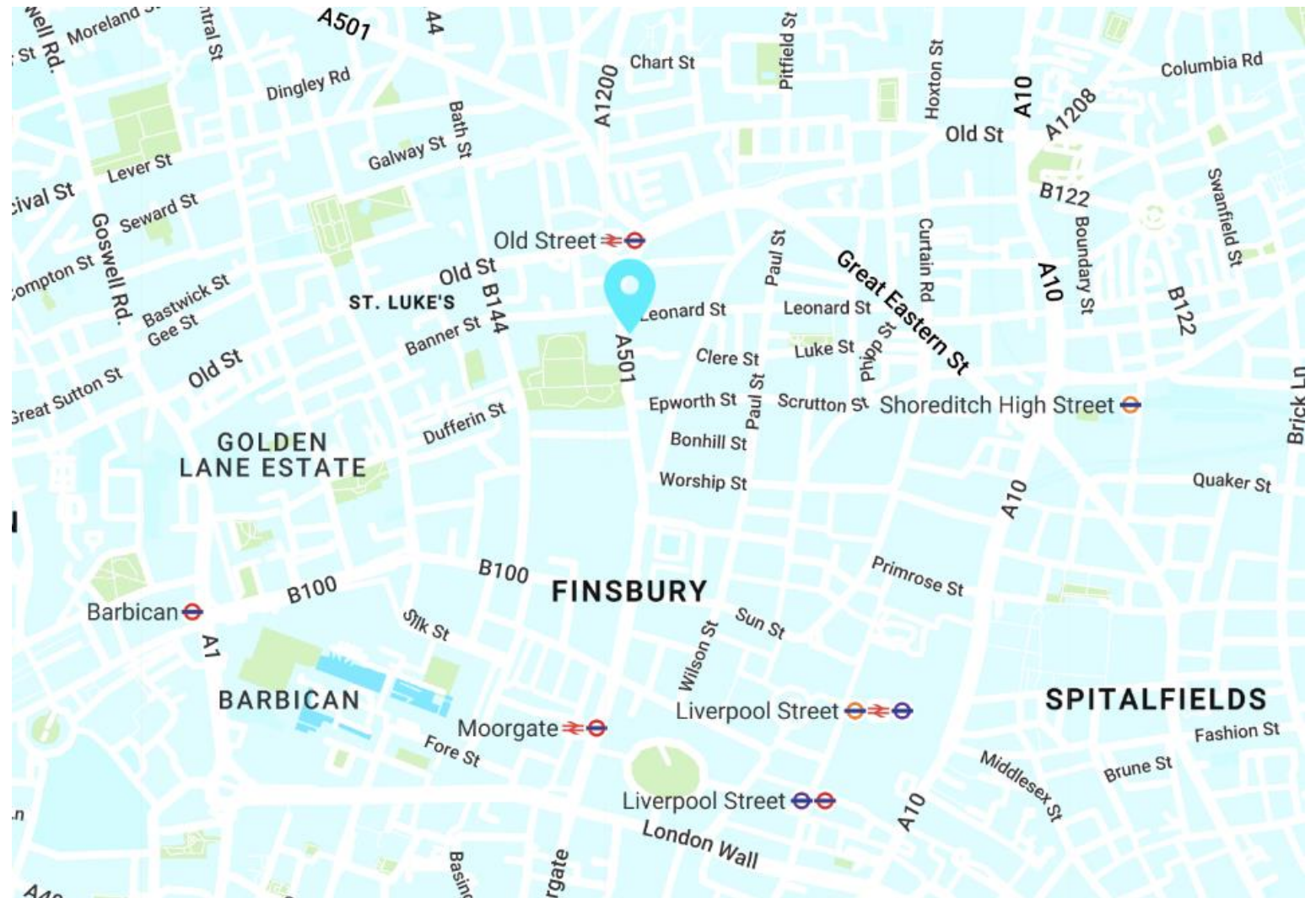


AREA

The three retail units are located on City Road, a stone's throw from Old Street Roundabout.

The units are situated in the midst of a thriving commercial hub, close to offices, retail and leisure occupiers, including being opposite from Pret A Manger.

LOCATION



AVAILABILITY

UNITS	TOTAL (SQ FT)	G (SQ FT)	LG (SQ FT)	STATUS	RENT(PA)	RATES (PSF)
Unit A - G & LG	1,991	1,453	538	Available	£80,000	c.£15
Unit B - G	1,047	1,047	-	Available	£70,000	c.£15
Unit C - G & LG	1,775	538	1,237	Available	£45,000	c.£15

LEASE

New leases by arrangement to be contracted outside the Landlord & Tenant Act 1954.

SERVICE CHARGE

TBC

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

STIRLING ACKROYD

0203 911 3669

OLI COHEN PARTNER



oc@belcor.london
07740 110 063

MARCUS GODFREY AGENCY



mg@belcor.london
07949 990 901

020 7375 3444
www.belcor.london

