

Showroom / Office Space

1,730 sq. ft. / 160.72 sq. m.

Self-contained ground floor showroom / office in Clerkenwell

FOR SALE

2-4 Sebastian Street, London EC1V 0HE



LOCATION

Sebastian Street is located just off Goswell Road with Northampton Square Garden on the doorstep. The property is ideally located for all the amenities on offer in Angel, Clerkenwell, Exmouth Market and Shoreditch. The area is famed for having more architects and creative businesses per square mile than anywhere else on the planet, making it one of the most important design hubs in the world.

TRANSPORT

Angel (Northern line)

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Old Street (Northern line and National Rail)

Farringdon (Metropolitan, Hammersmith & City, and Circle lines and National Rail)

Bus routes (4, 55, 56, 153, 243)

Santander Cycles

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

This open-plan showroom/office space is situated on the ground floor and benefits from two dedicated entrances, excellent floor to ceiling heights and good natural daylight.

The space itself has granite and timber flooring, two meeting rooms, two W/C's and kitchen area.

HIGHLIGHTS

- Self-contained with two points of entry
- Excellent natural light
- 3 meter floor to ceiling height
- Granite and timber flooring
- Kitchen
- 2 x Meeting rooms
- Central heating
- CAT 6 cabling
- 2 x WC's
- Entryphone system
- 24-hour access
- Parking available

APPROXIMATE FLOOR AREAS

Ground Floor 1,730 sq. ft. 160.72 sq. m.

TENURE

The long leasehold interest of 999 years from 25 December 1988 is offered for sale with vacant possession. With 25% share of the freehold interest.

PRICE

Offers in excess of £1,800,000

VAT

The property is not elected for VAT.

GROUND RENT

Not applicable.

SERVICE CHARGE

There is a nominal service charge payable, currently equating to £3,480 per annum (£2.01 per sq. ft.)

USE CLASS

Class E

PLEASE CONTACT

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