



## 3 Lever Street

Clerkenwell, London, EC1V 3QU

### Versatile Use Class E premises in prime Clerkenwell.

1,900 sq ft  
(176.52 sq m)

- Newly refurbished first floor office premises.
- Open-plan office layout with communications room.
- Prominent location just off Goswell Road.
- Within 10 minutes of Angel & The Barbican.
- Available on flexible lease terms immediately.

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## Summary

<b>Available Size</b>	1,900 sq ft
<b>Rent</b>	£50,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (72)

## Description

Set within a converted former warehouse, Number 3 Lever Street is a characterful and pleasant location that has long been a hub for commercial operations in this excellent city fringe position. Being the only remaining unit in the development, Unit 4 has been lightly refurbished to include new flooring and enjoys exposed brickwork and a gated entrance from street level.

Within the development are a variety of operators to include a Kung-Fu Studio, an Artists Studio and a Video Production Agency. Unit 4 is available on flexible lease terms to be agreed on an immediate basis.

## Location

The property is well-positioned on Lever Street, at the junction with Goswell Road, and opposite Kings Square Gardens. Transport links for the property are excellent, with various bus routes running through Goswell Road, whilst Barbican and Angel Stations are approximately 600 metres away from the property. There are a number of prominent nearby operators including City of London University, Waitrose, Pizza Express and Pret A Manger. There are also numerous café's and pubs to enjoy which truly exemplify the rich history of the surrounding area.

## Terms

Rent: £50,000 per annum.

Rateable Value: £39,750. Rates Payable: Approx. £19,875 per annum.

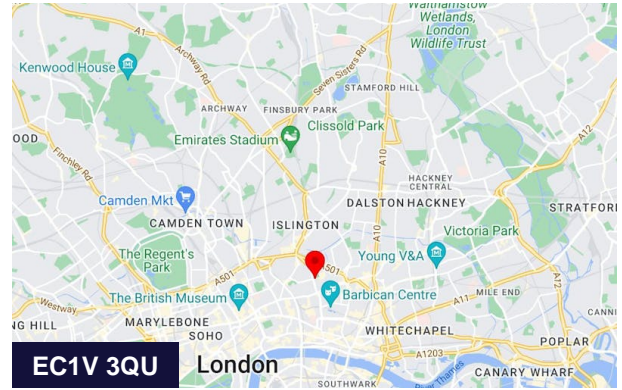
EPC: C (72).

Local Authority: London Borough of Islington.

Possession: Full vacant possession immediately on completion of legal formalities.

Lease Terms: A new lease granted outside of the Landlord & Tenant Act 1954 to be agreed.

Legal Costs: Each party is to bear their own legal costs.



## Viewing & Further Information



### Chris Ryan

07385 413368 | 020 7355 0285

[cryan@winkworth.co.uk](mailto:cryan@winkworth.co.uk)



### Adam Stackhouse

07889 510036 | 020 7355 0285

[astackhouse@winkworth.co.uk](mailto:astackhouse@winkworth.co.uk)

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