



**STIRLING
ACKROYD**

FOR SALE

**48 Kingsway Place,
London, EC1R 0LU**

1,493 sq ft

**Investment Opportunity -
Converted Warehouse
Office/Studio For Sale**



VIDEO TOUR

stirlingackroyd.com



Description

Investment opportunity to purchase a creative warehouse style office set across 1,493 square feet. The unit is perfect for start-ups and creative industries, located on the lower ground floor of a secure gated development.

The premises forms part of a converted Victorian school which houses a mix of commercial studios and residential apartments, just north of Clerkenwell Green. Overall providing a bright, creative working environment well suited to a range of occupiers. Located very conveniently near to Farringdon Station and the various restaurants and shops of Clerkenwell Road and St John Street.

Key points

- Polished Concrete Floors
- Perfect for Creative Businesses
- Located Within a Secure Gated Development with the Use of Communal Gardens
- Exposed Brickwork & Skylights
- Vibrant Area, Close to Exmouth Market
- Within the Grounds of a Gated Grade 2 Listed Former Victorian School
- Tenant lease commencing 10th September 2026



Location

Situated in the heart of Clerkenwell, just off Clerkenwell Green and close to Exmouth Market and Farringdon Station.

The area is well known for its restaurants and bars, Exmouth Market and Leather Lane host popular lunch time street food market stalls, and Old Street and Shoreditch are a short walk.

Transport Links



Farringdon 0.3 Miles



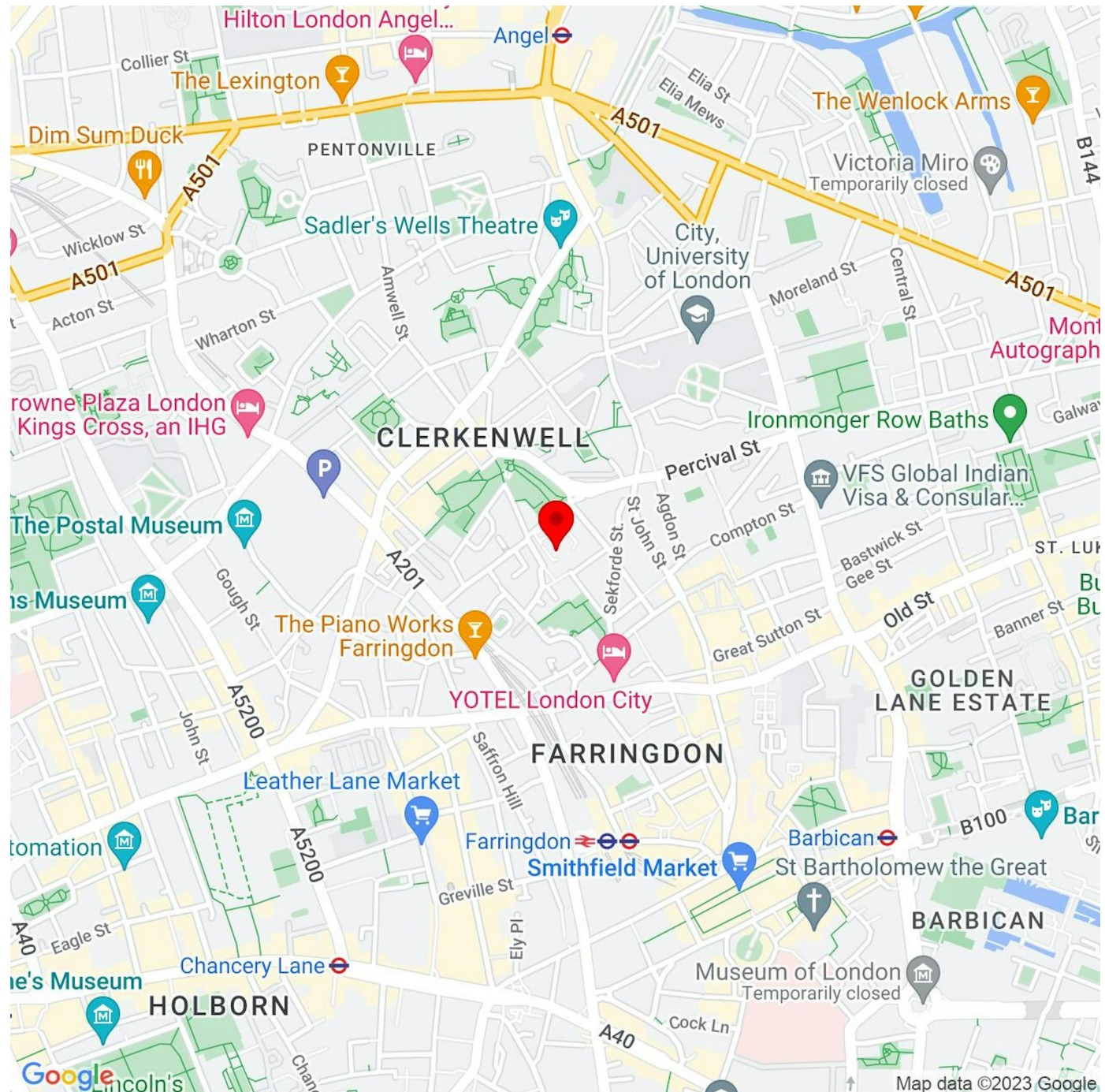
Barbican 0.5 Miles



Chancery Lane 0.5 Miles



Angel 0.6 Miles





Rents, Rates & Charges

Price	£635,000
Rates	£5.37 per sq ft
Service Charge	£8.95 per sq ft Including working hours porter, 24/7 access and security systems. Access and use of communal gardens.
VAT	Applicable
EPC	C (51)

Viewing & Further Information



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