

HURFORD**SALVI****CARR**

PROPERTY ADVISORS AND DEVELOPMENT CONSULTANTS

OFFICE TO LET IN CLERKENWELL / OLD STREET

£41 PSF inclusive of Service Charge / £24,500 per annum

600 sq. ft. / 55 sq. m. N.I.A.



2ND FLOOR, ST LUKE'S COMMUNITY CENTRE, 90 CENTRAL STREET, LONDON, EC1V 8AJ

LOCATION

Located in the heart of Clerkenwell, 90 Central Street benefits from a vibrant mix of creative, tech, and professional occupiers. The surrounding area offers an excellent range of cafés, restaurants, and local amenities, perfect for staff and client convenience. Popular spots such as Whitecross Street Market, Look Mum No Hands!, and Ozone Coffee Roasters are all within a short walk, alongside an array of boutique gyms, artisan coffee shops, and lunchtime options. The area's rich character – a blend of historic warehouse conversions and modern offices – makes it one of central London's most desirable commercial districts.

Misrepresentation Act

These particulars are prepared for the guidance only of prospective purchasers or lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact and purchasers or lessees must rely on their own enquiries in this regard.

DESCRIPTION

The premises comprise the entire second floor of this section of the building and are accessed via a smart communal reception.

A passenger lift serves the floor, which is available in its entirety to the incoming occupier and includes a private shower room. Occupiers also benefit from access to a communal roof terrace shared with the adjoining community centre.

The accommodation is bright and recently refurbished, featuring new wooden flooring and a stylish combination of period character and contemporary finishes throughout. Extending to approximately 600 sq. ft (NIA), the space is arranged across three rooms.

The main entrance opens to an open-plan area incorporating a kitchenette, ideal for use as an office, reception, or breakout space. Two further independent rooms offer excellent natural light and attractive period fireplaces, contributing to the overall character and appeal of the accommodation.

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TRANSPORT

The property is exceptionally well connected by public transport. Old Street (Northern Line and National Rail) is within a 7-minute walk, Barbican (Circle, Hammersmith & City, and Metropolitan lines) around 10 minutes, and Farringdon station provides access to the Elizabeth Line, Thameslink, and Underground networks, offering swift connections across London and beyond. Numerous bus routes also serve Clerkenwell Road, Goswell Road, and Old Street, providing easy access to the City, West End, and surrounding districts.

KEY FEATURES

- Entire second floor, approx. **600 sq. ft (NIA)**
- Bright, newly refurbished accommodation
- New wooden flooring throughout
- Mixture of period features and modern finishes
- Open-plan main room with kitchenette
- Two additional private office rooms
- Excellent natural light and decorative fireplaces
- **Private shower room**
- **Access to communal roof terrace**
- **Meeting rooms available to hire within the adjoining community centre**
- Passenger lift and smart communal entrance

USER:	Office within Class E
LEASE:	A new internal repairing lease direct from the landlord for a term to be arranged.
RENT:	£41 psf. (£24,500 pa) Rent is inclusive of service charge but exclusive of rates and other outgoings.
BUSINESS RATES	The tenant to be liable to pay business rates if applicable. We advise any interested parties to make their own enquiries with the Local Authority.
ACCOMMODATION:	600 sq. ft. (55 m2)
EPC:	Rating D (81)
VAT:	VAT is applicable to the transaction

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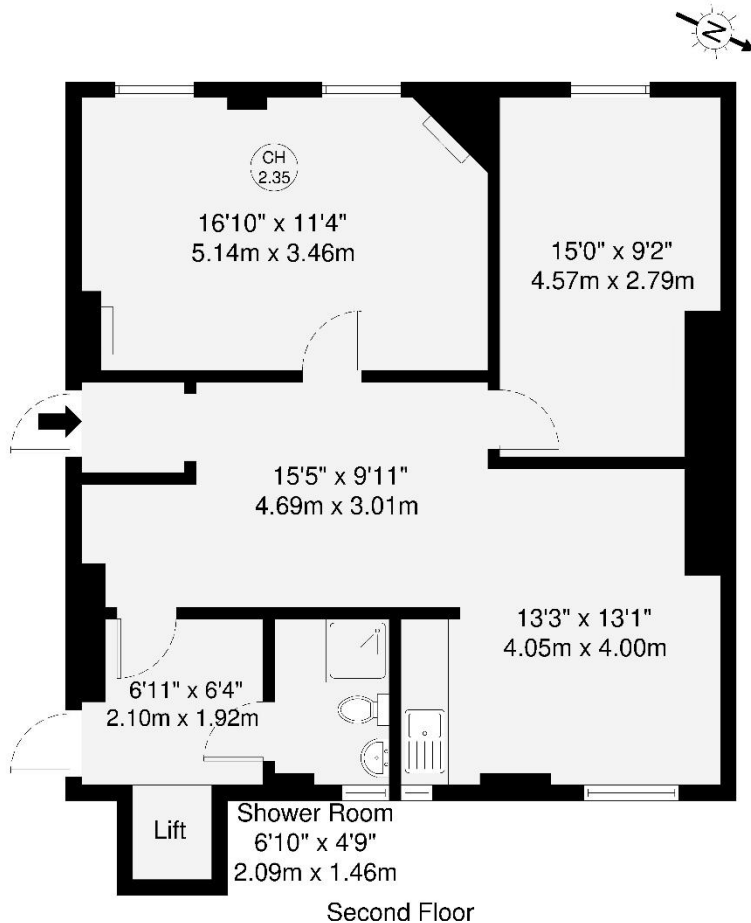
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LEGAL COSTS:

Each party to bear their own legal costs for the transaction.

FLOOR PLAN

HURFORD SALVI CARR St Luke's Community Centre, EC1V GROSS INTERNAL AREA 71.7 sq m / 771 sq ft



CROSS INTERNAL AREA (GIA)
The whole of the property
71.7 sq m / 771 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

POSTED HEAD-HEIGHT
Unlimited use as a parking area
0.0 sq m / 0.0 sq ft

This floor plan is for guidance only. Measurements are approximate and not to scale. Windows and doors openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision that are reliant on the information displayed. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan was produced for Hurford Salvi Carr and must not be shared or copied without prior consent.

FURTHER INFORMATION

Javier Lauret

Hurford Salvi Carr

+44 (0) 20 7680 1888

javier.lauret@h-s-c.co.uk**Misrepresentation Act**

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