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bespoke commercial property consultants

**51 little britain  
london, ec1a**

for rent / lease

952 sq ft

fantastic ground floor gallery /  
showroom or office opportunity  
with its own private entrance &  
full height floor to ceiling windows



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**about**

this is an architecturally designed gallery unit with its own self contained entrance and great branding opportunities that could suit a number of different types of occupiers with the unit benefitting from e use.

**location**

the area offers a fusion of commerce, culture and connectivity with immediate access to a diverse mix of independent restaurants, cafes, bars and shops. the development is situated c. 150m from farringdon east (elizabeth line) and about 250m from farringdon station (elizabeth, hammersmith + city, circle and thameslink lines also)



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## accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
ground - ground floor self contained unit with large window frontage	952	88.44	available
total	952	88.44	

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### amenities

- excellent natural light
- full height windows
- self contained with its own front door
- excellent branding opportunities
- kitchenette
- wood effect flooring
- c. 4m floor to ceiling heights in parts
- cctv
- alarm
- blinds

### financials

rent	£48,552 per annum
rates payable	£18,900 per annum based on 2026 valuation
service charge	£2,666.63 per annum

### legal fees

each party to bear their own costs

### epc

b (35)

### vat

applicable

### lease

assignment

### possession

available immediately. client vacating 1st september 2026

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viewings & more information

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