



24-26 Lambs Conduit Street, London, WC1N 3LE

Distribution / Secure Storage Unit

AREA: 2,064 sq.ft (192 sq.m) approx. | **RENT:** £45,000 PAX | **PRICE:** £625,000

LOCATION:

The space is located in the heart of Bloomsbury just off Theobalds Row and is situated underneath a large mixed use building. Lambs Conduit Street is famous for its boutique shops and restaurants. Holborn is an exceptionally well connected area, benefiting from central London's vast access to transport services including numerous London Underground and National Rail stations as well as frequent bus and taxi services.

DESCRIPTION:

Comprising the basement of a mixed-use commercial and residential building with access from Richbell Place and Emerald Street. The unit consists of clear secure Basement space, benefiting from a ceiling height of 2.83m with some natural light / ventilation served by the light well and pavement lights along with both pedestrian and small vehicle access from a separate walk way and car ramp (via a electrical security shutter).

Regulated by:



FOR SALE/TO LET



*Unit is suitable for storage and distribution uses only. The permitted hours under the planning permission are: 07.30-22.30 Monday to Saturday & 08.00-22.00 on Sundays & Bank Holidays.

the unit is suitable for a wide variety of storage / distribution users and available immediately.



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USE CLASS: Storage & Distribution, Office (B8/B1)

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Warehouse	2,064	192
TOTAL	2,064 sq.ft	192 sq.m

(All measurements are approx. on a GIA basis)

AMENITIES:

- Open plan storage accommodation
- Circa 2.83m floor to ceiling height
- 3 Phase Electricity
- consent for WC facilities / ventilation
- Vehicle access ramp
- Electric roller shutter
- Suitable for a Wide Variety of Uses
- Pedestrian access / natural light

TERMS:

New FRI lease available

RENT: £45,000 PAX

PRICE: £625,000

VAT: Elected

RATES PAYABLE: Rateable Value estimated to be £_TBC. Each party is advised to contact the relevant local council.

EPC: Available upon request.

SERVICE CHARGE: To be confirmed.

VIEWING: Strictly by appointment only.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:



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