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# SHOREDITCH

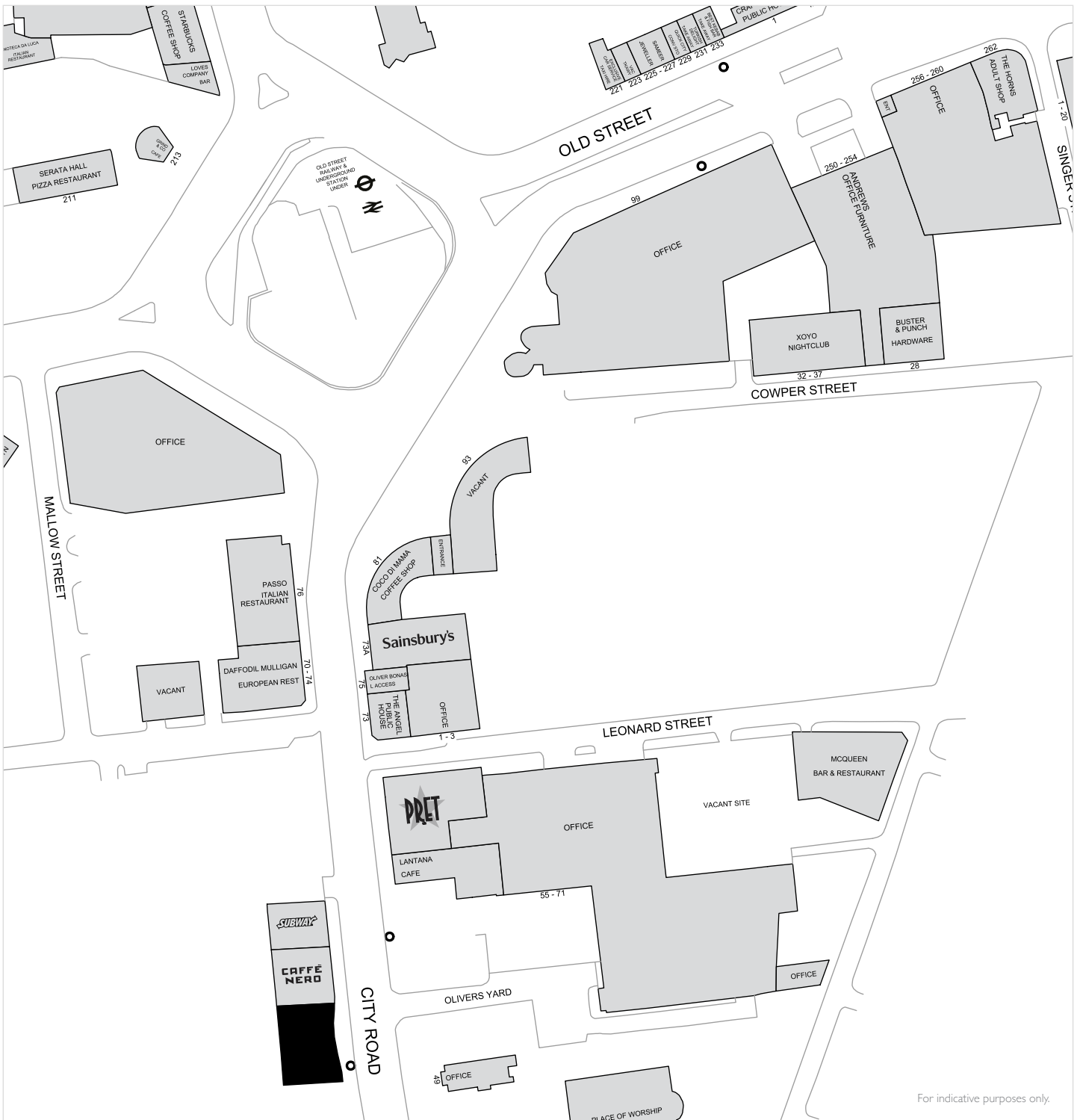
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UNIT A, THE LEXINGTON  
40 CITY ROAD EC1



TWO RETAIL UNITS AVAILABLE  
ON NEW LEASES

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## LOCATION

The premises are situated on the western side of City Road, approximately 150m south of Old Street roundabout. There are numerous office-led mixed-use developments in the immediate vicinity with **One Oliver's Yard** (185,000 sq ft) located opposite and **The Bower** (320,000 sq ft) and **White Collar Factory** (291,000 sq ft) developments located just a short distance away. There are ongoing improvement works to Old Street roundabout that involves creating a new public space to make it more pedestrian and cycle-friendly which are due for completion shortly. Nearby operators include **Pret a Manger**, **Lantana**, **Shoreditch Grind**, **Ozone**, **Sainsbury's Local**, **Subway** and **Passo**.

## ACCOMMODATION

Works are being undertaken to subdivide this existing retail premise to provide two units which will provide the following approximate net internal floor areas:

### Unit A1

|              |           |            |
|--------------|-----------|------------|
| Ground floor | 600 sq ft | 55.74 sq m |
| Basement     | 533 sq ft | 49.52 sq m |

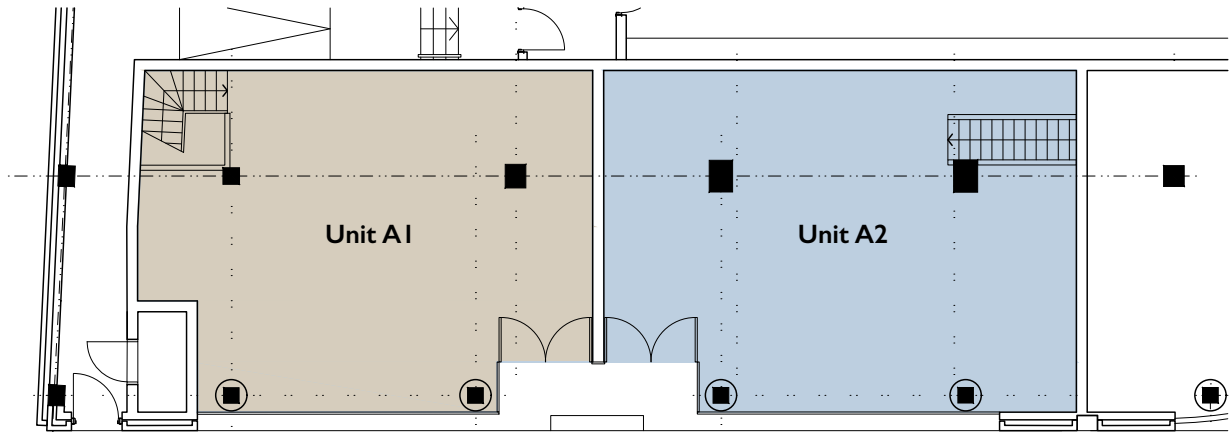
### Unit A2

|              |           |            |
|--------------|-----------|------------|
| Ground floor | 710 sq ft | 65.97 sq m |
| Basement     | 533 sq ft | 49.52 sq m |

Both of the units will be handed over with new shopfronts.

Please note the above floor areas have been supplied by a third party. Interested parties are therefore advised to check these by undertaking their own measurements on site.

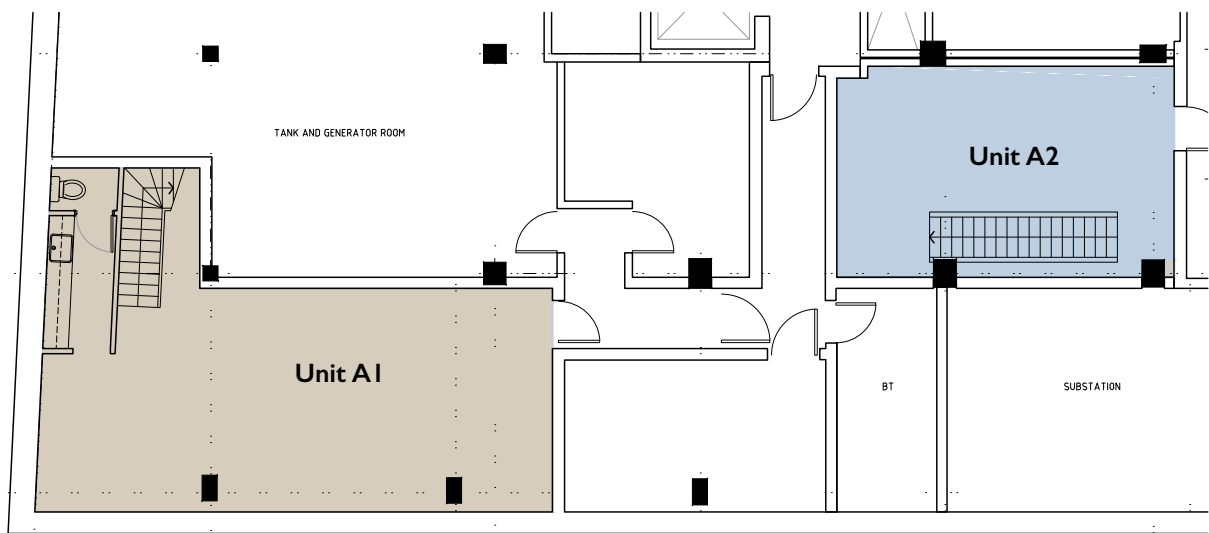
## Ground Floor



PAVEMENT

NOT TO SCALE.

## Basement



## RENT

Rental offers in excess of £45,000 per annum exclusive are invited for both units.

## USE

The premises was most recently occupied by an A1 use however consideration will be given to all uses within Class E.

## RATES

The shops will need to be reassessed for business rates following completion of the subdivision works.

## LEASE

The units will be available on new FRI effective leases on terms to be agreed.

## VIEWING

Viewings are strictly by prior appointment through the sole retained joint agents:

**Nick Furlong**  
020 7183 0584  
nf@bcretail.co.uk

**Fergus Emmerson**  
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Or Colliers International (Robert Hargreaves) 0207 344 6537