



GENIUS
GROUP

Specialist in leisure & retail property since 1994

**E CLASS USE OPPORTUNITY
(ESTATE AGENTS / OFFICE / RETAIL)**

**64 COWCROSS STREET
LONDON, EC1M 6EG**



The premises are located in a busy location on Cowcross Street in the heart of Farringdon. There is strong customer footfall surrounding the property and office schemes being present throughout the area.

The unit is also a minute's walk from Smithfield Market and benefits from the new Elizabeth Line/ Crossrail.

[Google Street View](#)



New Class E opportunity (old A3 use) which can either be let separately or combined to provide a unique in-line delivery support unit with Dark Kitchens to the lower ground.



Ground Floor	1,100 sq ft	89.7 sq m net
Basement	900 sq ft	68.5 sq m net
Total	2,000 sq ft	
Rent	TBC	

Viewing is strictly by prior appointment with sole agent, Genius1Group:

Brandon Elmon
07970 441122
brandon@genius1group.com

www.genius1group.com

Further Information

An EPC has been commissioned and can be made available on request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.



3 Mittleton Place, Fitzrovia, W1W 7TB

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