

Commercial Office Space

665 - 3,060 sq ft / 61.7 – 284 sq m

**Selection of office suites in converted Clerkenwell warehouse**

# TO LET

**64 Clerkenwell Road, Clerkenwell, EC1M 5PX**



## LOCATION

The building is situated on the north side of Clerkenwell Road between St John Street and Goswell Road. This is central to the media and showroom industries based in the area.

## TRANSPORT

Farringdon (Circle, Metropolitan, Hammersmith & City lines and First Capital Connect)

Barbican (Circle, Metropolitan, Hammersmith & City lines)

Buses 55 & 243

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## DESCRIPTION

This former warehouse has been fully refurbished throughout and provides a selection of small office suites. The offices benefit from exposed brick feature walls, new bolon flooring, new kitchenettes with dishwasher and brand new WCs. The ground and lower ground unit currently has A1 usage.

## AMENITIES

- Kitchenette with dishwasher and fridge
- High ceilings
- Comfort cooling
- Central heating
- Separate entrance in Leo's Yard
- Double glazing
- Glass roof light in stairwell
- Exposed brick feature walls

## APPROXIMATE FLOOR AREAS

3 <sup>rd</sup> Floor	665 sq ft	61.7 sq m
2 <sup>nd</sup> Floor	710 sq ft	66 sq m
1 <sup>st</sup> Floor	685 sq ft	63.6 sq m
Ground & Lower Ground	1,000 sq ft	92.9 sq m
<b>Total</b>	<b>3,060 sq ft</b>	<b>284 sq m</b>

## LEASE

New full repairing and insuring lease/s for a term by arrangement.

## RENT

Prices are as follows per annum exclusive plus VAT.

3<sup>rd</sup> - £25,000.00

2<sup>nd</sup> - £26,000.00

1<sup>st</sup> - £26,000.00

Ground & Basement – £40,000.00

## SERVICE CHARGE

We understand the service charge equates to £6.04 per sq ft plus VAT.

## RATES

The rates payable for current year equate to approximately £10.70 psf.

Interested parties must verify these figures from the London Borough of Islington.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## PLEASE CONTACT

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