

Commercial Space

1,000 sq ft / 92 sq m

Prominent retail unit with storage in converted Clerkenwell warehouse

TO LET

64 Clerkenwell Road, Clerkenwell, EC1M 5PX



LOCATION

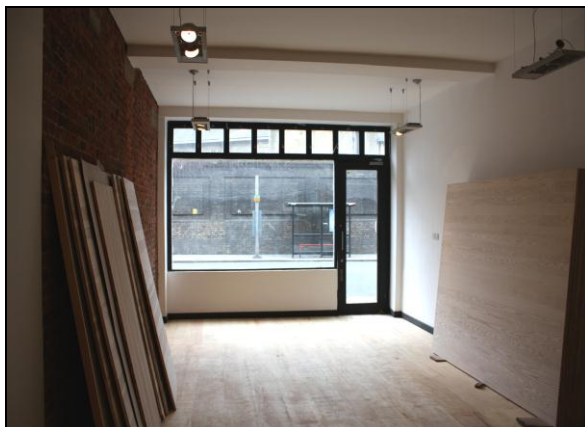
The building is situated on the north side of Clerkenwell Road between St John Street and Goswell Road. This is central to the media and showroom industries based in the area.

TRANSPORT

Farringdon (Circle, Metropolitan, Hammersmith & City lines and First Capital Connect)
Barbican (Circle, Metropolitan, Hammersmith & City lines)
Buses 55 & 243

64 Clerkenwell Road, London EC1M 5PX Tel: 020 7336 1313 Fax: 020 7608 2610

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT.



DESCRIPTION

This former warehouse has been fully refurbished and provides a stunning ground and lower ground floor retail unit. The unit benefits from exposed brick feature wall, new engineered wooden flooring, high ceilings, large storage, new kitchenette and brand new WCs. The ground and lower ground unit currently has an A1/B1 use.

AMENITIES

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

FRONTAGE

The unit has over 13 feet (4m) street frontage, the depth is over 31.5 feet (9.6 m).

APPROXIMATE FLOOR AREAS

Ground Floor	436 sq ft	40 sq m
LG Floor	564 sq ft	52 sq m
Total	1,000 sq ft	92 sq m

LEASE

A new full repairing and insuring lease is available for a term by arrangement.

RENT

£40,000 per annum plus VAT.

SERVICE CHARGE

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

RATES

The rates payable for the 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

ANTON PAGE 020 7336 1313

harry@antonpage.com

james@antonpage.com