

Commercial Office / Showroom Space

1,920 sq ft / 179.8 sq m

Ground floor premises in Clerkenwell's prime showroom district

TO LET

28-29 Great Sutton Street, Clerkenwell, EC1V 0DS



LOCATION

Great Sutton Street is located in the centre of Clerkenwell in close proximity to the junction of St John Street & Clerkenwell Road. The area attracts major companies from the design, fashion, technology and showroom sectors, including Desso, Vitra & Domus.

TRANSPORT

Farringdon station (Metropolitan, Hammersmith & City, Circle Lines and Thameslink)
Barbican station (Metropolitan, Hammersmith & City and Circle Line)
Kings Cross St. Pancras (Mainline and Underground services & Eurostar International)
Buses 55 and 243 (Oxford Circus and Waterloo)



*Pictures taken when occupied by previous tenant

DESCRIPTION

The premises comprise ground and lower ground floor, with a street frontage of approximately 7 metres. The ground floor has a ceiling height of over 3.5m and the lower ground has just been refurbished.

AMENITIES

- Ideal showroom premises
- Excellent natural daylight
- Original building features
- Interconnecting floors
- Refurbished lower ground floor
- Kitchenette

APPROXIMATE FLOOR AREAS

Ground Floor	850 sq ft	78.9 sq m
Lower Ground	1,070 sq ft	99.4 sq m
Total	1,920 sq ft	178.3 sq m

LEASE

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

RENT

£65,000 per annum exclusive of VAT.

SERVICE CHARGE

The combined current service charge is £10,291 per annum.

RATES

The combined rates payable for the year 2013-2014 are £15,660 per annum.

Interested parties must contact The London Borough of Islington to satisfy themselves to the accuracy of these figures.

LEGAL COSTS

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

PLEASE CONTACT

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