

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

<image>

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)

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

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

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

LEASE

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

RENT

£65,000 per annum exclusive of VAT.

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SERVICE CHARGE

The combined current service charge is $\pounds 10,291$ per annum.

RATES

The combined rates payable for the year 2013-2014 are $\pounds15,660$ 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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