

Commercial Office Space

2,931 sq ft

Prime Clerkenwell location. Office ready for immediate occupation

TO LET

2-5 St John's Square EC1M 4DE



LOCATION

The building is situated on the south west of St John's Square just off Clerkenwell Road. Clerkenwell is now one of the most fashionable business locations in Central London being home to a mixture of top professional firms, international showrooms, fashion and many companies in the architectural, design, tech and creative fields.

TRANSPORT

Farringdon (Circle, Metropolitan, Hammersmith & City lines and First Capital Connect)
Barbican (Circle, Metropolitan, Hammersmith & City lines)
Old Street (National Rail Services & Northern line)
Buses 55 & 243



DESCRIPTION

The 2nd & 3rd floors are interconnecting and are available as one self-contained office. The floors have great levels of natural light with windows on three of the four elevations. The windows also offer picturesque views over the square. The accommodation already has a private meeting room, Cat 5 cabling, tea point, separate storage room and shower.

AMENITIES

- Prime Clerkenwell location
- Fully accessible raised floor
- Excellent natural light
- Furniture available if required
- Cat 5 cabling
- Glazed partitioned meeting room
- Comfort cooling
- Shower
- New passenger lift

APPROXIMATE FLOOR AREAS

3 rd Floor	1,468 sq ft	136 sq m
2 nd Floor	1,463 sq ft	135 sq m
Total	2,931 sq ft	271 sq m

LEASE

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

RENT

£34.50 per sq ft plus VAT.

SERVICE CHARGE

We understand the service charge is fixed at £6.50 per sq ft plus VAT.

RATES

The rates payable for current year equate to approximately £10.28 per sq ft.

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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