

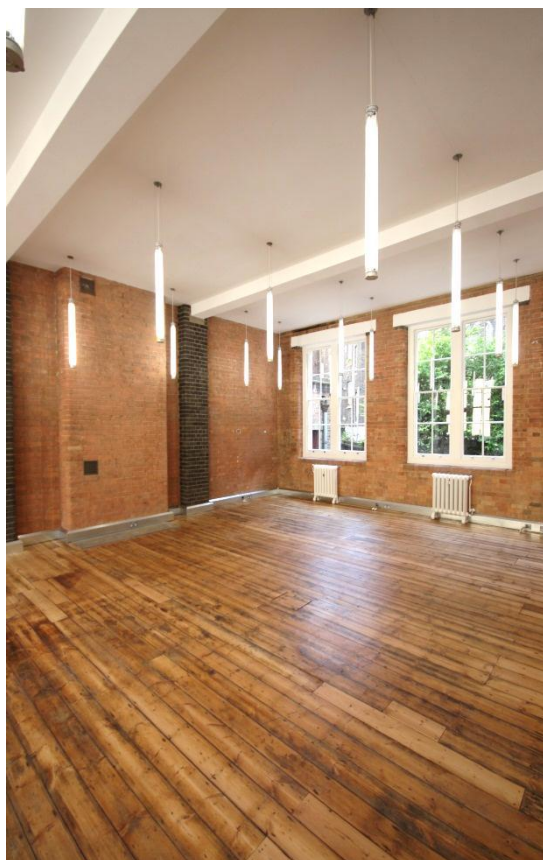
Commercial Office Space

3,163 sq ft

**Stunning self-contained warehouse in prime Clerkenwell location**

# TO LET

**7-9 Woodbridge Street, Clerkenwell, London EC1**



## LOCATION

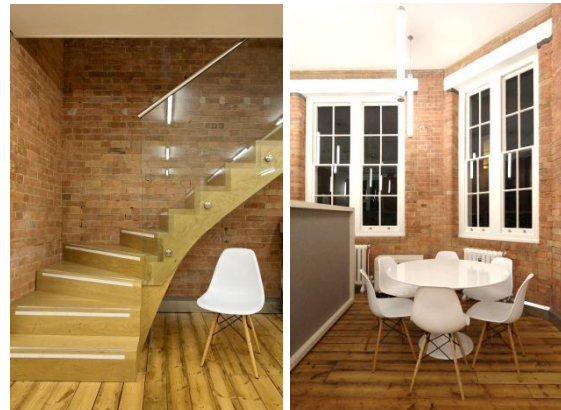
Adjacent to Derwent London's new Buckley Building on Clerkenwell Green, the building is in the heart of Clerkenwell with its historic village environment. The area has one of the finest selections of restaurants and cafes in London and its transport links will be unrivalled with the new development of Farringdon Station.

## TRANSPORT

Farringdon Station (Metropolitan, Hammersmith & City, Circle Lines and Thameslink)  
Chancery Lane Station (Central Line)  
Kings Cross Station (National Rail services)  
St. Pancras International (Eurostar services)  
Buses 55, 243, 63 (Oxford Circus, Waterloo, Kings Cross)

34 Clerkenwell Close, London EC1R 0AU Tel: 020 7336 1313 Fax: 020 7608 2608

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## DESCRIPTION

The building was comprehensively refurbished in 2009 and provides superb media style office space over four floors. The building is completely self-contained and has its own street entrance. The offices benefit from over 3.5 metre ceiling heights, modern lighting and exposed brickwork throughout.

## AMENITIES

- Converted former warehouse
- Over 3.5 m ceiling heights
- Four large open plan floors
- Wooden flooring
- WC and shower facilities
- Outdoor terrace
- Character features

## APPROXIMATE FLOOR AREAS

Mezzanine	515 sq ft	47.8 sq m
First Floor	907 sq ft	84.2 sq m
Ground Floor	868 sq ft	80.6 sq m
Lower Ground Floor	873 sq ft	81.2 sq m
<b>Total</b>	<b>3,163 sq ft</b>	<b>293.8 sq m</b>

## LEASE

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

## RENT

£135,000 per annum exclusive plus VAT.

## RATES

The estimated rates payable for the current year are approximately £31,557 per annum which equates to £9.97 per sq ft.

These figures are sourced from [www.businesslink.gov.uk](http://www.businesslink.gov.uk).

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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