

Commercial Office Space

2,210 – 7,190 sq ft

Flexible offices in a former industrial building

Rent only £17.50 per sq ft

TO LET

33-41 Dallington Street, Clerkenwell EC1V 0BB



LOCATION

The building is situated on the southern side of Dallington Street, close to the junction with Goswell Road. Clerkenwell is now one of London's most popular destinations with a wide mix of occupiers and a variety of shops, restaurants and bars.

TRANSPORT

Farringdon Station (Metropolitan, Hammersmith & City, Circle Lines and Thameslink)

Barbican Station (Metropolitan, Hammersmith & City, Circle Lines)

Old Street Station (Northern Line & Overground services)



DESCRIPTION

The offices are located on the second floor of this former industrial building. Both offices are available with immediate effect on flexible lease terms until December 2014. The offices benefit from having an abundance of natural light and are to be let in their existing layout.

AMENITIES

- Excellent natural daylight
- Parquet wooden flooring in part
- Shower facilities
- Bike racks
- Newly refurbished WCs
- High ceilings
- Entry phone system
- Partitioned meeting rooms

APPROXIMATE FLOOR AREAS

Second floor west	4,980 sq ft	490 sq m
Second floor east	2,210 sq ft	306 sq m
Total	7,190 sq ft	796 sq m

Please note office are available separately or together

LEASE

New full repairing and insuring leases available for a term to expire December 2014.

RENT

£17.50 per sq ft plus VAT exclusive of rates and service charge.

SERVICE CHARGE

We have been advised by the managing agents that the service charge payable for 2012 equates to approximately £3.00 per sq ft plus VAT. This figure also includes heating.

RATES

The current rates payable for the year 2012/2013 equates to circa £8.16 per sq ft for the second floor west.

Interested parties must 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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