

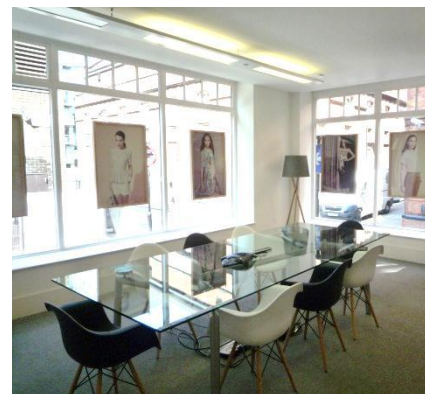
Commercial space

1,465 – 3,055 sq ft

Stunning studio / office / showroom accommodation

TO LET

12-14 Berry Street, Clerkenwell, EC1V 0AU



LOCATION

The building is located on the corner of Berry Street and Northburgh Street. Being home to such a wide mix of occupiers within the media, tech, design and showroom sectors as well as some fantastic restaurants, bars and shops the area really has become the heart of Clerkenwell. Other occupiers in the immediate vicinity include Domus Tiles, Unicef, Alexander McQueen, Tag and Vitra.

TRANSPORT

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

Barbican (Metropolitan, Hammersmith & City and Circle Line)

Old Street (Northern Line & First Capital Connect)

St Pancras International (Eurostar, First Capital, East Midlands, South Eastern)

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DESCRIPTION

The ground and lower ground floors are available as two separate units or as one single demise. Both floors benefit from having excellent natural daylight due to the large volume of windows facing onto Berry Street and Northburgh Street. The floors have a B1 office consent however due to the volume of street frontage the floors could also be well suited to a showroom occupier as well as media and design related occupiers.

AMENITIES

- Former warehouse building
- Fully accessible raised floors
- Passenger lift
- Excellent branding opportunities with street frontage
- Comfort cooling
- Kitchenettes
- Self-contained floors

APPROXIMATE FLOOR AREAS

Ground	1,465 sq ft	136.1 sq m
Lower Ground	1,590 sq ft	147.7 sq m
Total	3,055 sq ft	283.8 sq m

LEASE

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

RENT

Ground - £37.50 per sq ft plus VAT.

Lower Ground - £25.00 per sq ft plus VAT.

SERVICE CHARGE

The service charge budget attributed to this space for the current year to September 2014 is approximately £16,820.

RATES

The VOA website states that the current Rateable Value for entire space is £55,500 which equates to £8.55 per sq ft.

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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