

Showroom

3,341 sq. ft. / 310.38 sq. m.

Self-contained showroom opportunity in a prime Clerkenwell location

TO LET

32 Great Sutton Street, Clerkenwell EC1V 0NB



HIGHLIGHTS

- Prime Clerkenwell Showroom with immediate neighbours including Connection, Shaw Contact, Conran and Partners, Modus, Havwoods and DOMUS.
- First time to the market in 20+ years.
- To be stripped out and remodelled to provide a refurbished blank canvas.
- Available Q1 / Q2 2026.

APPROXIMATE FLOOR AREAS*

Floor	Sq. Ft.	Sq. M.
Ground	1,538	142.88
L. Ground	1,803	167.50
Total	3,341	310.38

* Floor areas subject to verification.

RENT

£220,000 per annum exclusive.

SERVICE CHARGE & INSURANCE

£5.60 psf & £1.60 psf respectively.

BUSINESS RATES

Rates payable 2026/27 estimated at £45,600.

VAT

The property is elected for VAT.

PLEASE CONTACT

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