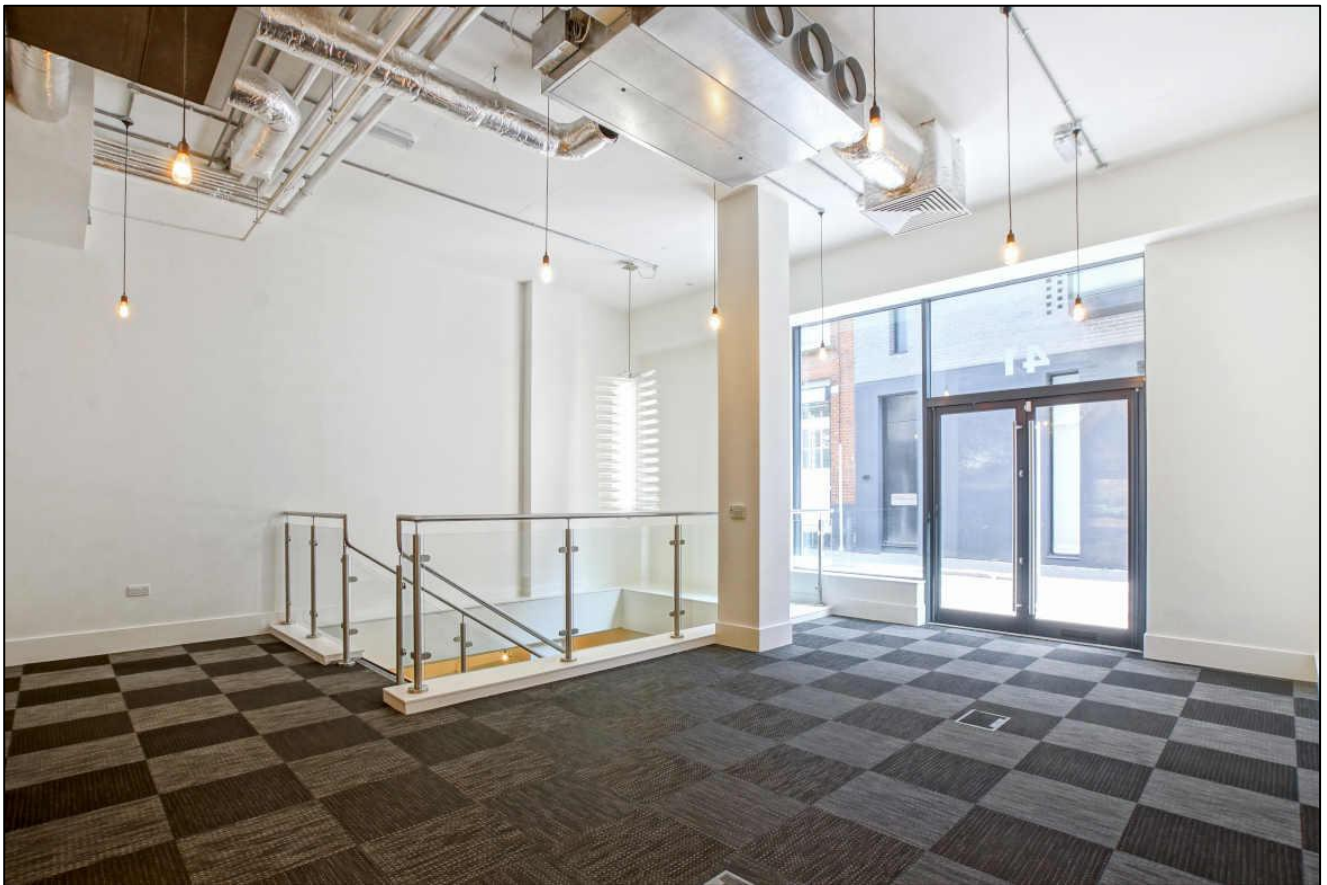


Office / Showroom Space
1,324 sq. ft. / 122.97 sq. m.

Self-contained, modern commercial unit

FOR SALE

41 Pear Tree Street, Clerkenwell, London EC1V 3AG



LOCATION

41 Pear Tree Street is located within a modern and popular mixed-use development on a quiet street that is ideally located between Clerkenwell and Shoreditch.

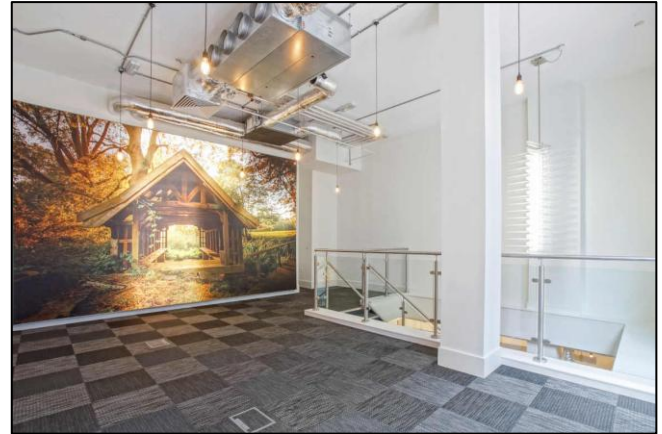
The area is well served by numerous cafes, bars and restaurants of both Clerkenwell and Shoreditch.

TRANSPORT

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Old Street (Northern line and National Rail)

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)



DESCRIPTION

41 Pear Tree Street is a self-contained office or showroom space arranged over ground and lower ground floors.

It is set within a modern mixed-use development, located between Clerkenwell and Shoreditch.

HIGHLIGHTS

- Self-contained with glazed frontage
- Internal staircase
- Air conditioning
- Fresh air ventilation
- Central heating
- Raised access flooring
- 2 x WC's & 1 shower
- Modern lighting
- Excellent floor to ceiling heights
- Fitted kitchenette

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	384	35.65
L. Ground	940	87.32
Total	1,324	122.97

VIRTUAL FREEHOLD

The long leasehold interest is offered for sale with vacant possession.

The lease is for a term of 250 years from 01 January 2012.

PRICE

Price	Per sq. ft.
£600,000	£453

SERVICE CHARGE & INSURANCE

We understand the service charge & insurance payable for the current year equates to approx.:

Per Annum	Per sq. ft.
£8,837.12	£6.67

BUSINESS RATES

We understand that business rates payable for 2026/27 equate to approx.:

Per Annum	Per sq. ft.
£13,099	£9.89

Interested parties should make enquiries with the London Borough of Islington.

GROUND RENT

Subject to an annual ground rent of £1,458.88.

VAT

The property is elected for VAT.

PLEASE CONTACT

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