

Commercial Office Space

670 sq. ft. / 62.2 sq. m.

Cost-effective, furnished office set within a stunning historic development

# TO LET

**46 Kingsway Place, Sans Walk, Clerkenwell EC1R 0LU**



## LOCATION

Kingsway Place is a historic, gated development in the heart of Clerkenwell. The property is ideally located to the north of Clerkenwell Green and south of Exmouth Market. Clerkenwell benefits from a huge variety of cafés, pubs, bars and restaurants as well as the famous street food market on Exmouth Market. Transport links are excellent with quick and easy access to both Farringdon and Angel stations.

## TRANSPORT

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

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Angel (Northern line)

Various bus routes available including 55, 63, 153 and 243



## DESCRIPTION

The development provides both office and residential spaces. It is also gated with; onsite security, a large communal walled garden and shared bike racks.

46 Kingsway Place is a self-contained office located at lower ground floor providing a unique working space. It is fully fitted and furnished ready for immediate occupation.

## HIGHLIGHTS

- Fully fitted and furnished office
- Data and power cabling installed
- Internet fibre provided
- Central heating / opening windows
- Fitted kitchen
- Demised WC bathroom and shower
- Weekly cleaning
- Video entry phone system
- On site security and commissionaire
- Secure bicycle parking
- Parking available - £200 pcm / £20 per day
- Beautiful communal gardens

## APPROXIMATE FLOOR AREA (GIA)

Floor	Sq. Ft.	Sq. M.
Lower Ground	670	62.2

## TENANCY AGREEMENT

New tenancy agreement available from 1 year onwards.

## RENT

Per Annum	Per Sq. Ft.
£19,765	£29.50

## SERVICE CHARGE (FIXED)

Per Annum*	Per Sq. Ft.*
£3,350	£5.00

\*Subject to annual RPI increases

## BUSINESS RATES

Should this be your only site, no further business rates would be payable, however,

Per Annum	Per Sq. Ft.
£3,225	£4.81

## TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£26,340	£2,195

## VAT

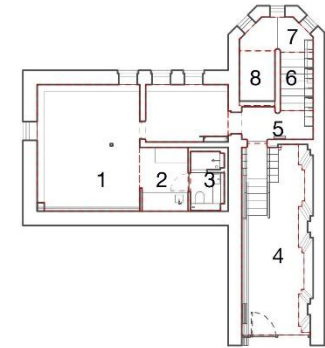
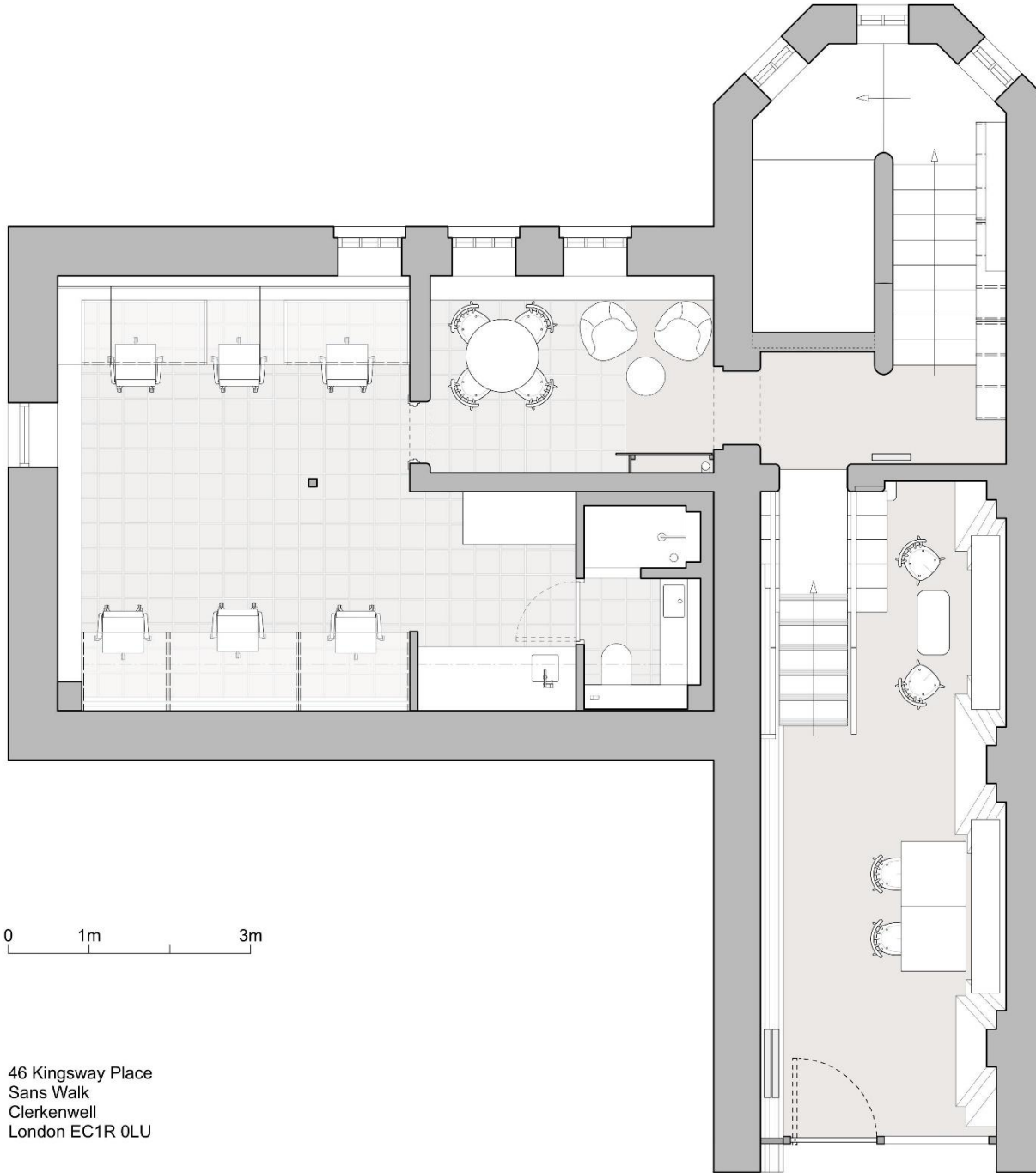
The property is elected for VAT.

## PLEASE CONTACT

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Areas:

- 1. 31.8 m<sup>2</sup>
- 2. 5.5 m<sup>2</sup>
- 3. 3.6 m<sup>2</sup>
- 4. 20.4 m<sup>2</sup>
- 5. 4.6 m<sup>2</sup>
- 6. 3.5 m<sup>2</sup>
- 7. 3.8 m<sup>2</sup>
- 8. 3.5 m<sup>2</sup>

46 Kingsway Place  
 Sans Walk  
 Clerkenwell  
 London EC1R 0LU

Option 1  
 Plan 1:50 @A3  
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