ELLIS BROWN

/ RETAIL TO LET

88 Clerkenwell Road, EC1M 5RJ
2,376 sq ft

Prime showroom/self contained commercial opportunity in the heart of Clerkenwell on St. John's Square.

Ellis Brown
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Description

Ellis Brown are delighted to present the availability at 88 Clerkenwell Road. Prime self contained commercial space available with large glass frontage overlooking St. John's Square. Situated in a prominent converted warehouse corner building, the space benefits from excellent natural light, wood flooring and generous ceiling heights throughout. The property can be delivered fully open plan and 'white-boxed', or alternatively parts of the existing fit-out can be retained.

It would be well suited to a wide range of users such as showroom occupiers and client facing media companies.

Location

The building occupies a landmark location in the centre of Clerkenwell's design district on Clerkenwell Road. Accessibility is unparalleled with Farringdon's Elizabeth line and various tube links less than 5 minutes' walk from the building. Occupiers benefit from a host of amenities such as one of London's most famous restaurants in St. John, as well various independent cafes and bars in close proximity.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	2,376	220.74	£85	£13.89	£3.24	£20,221.74	£242,660.88	Available
Total	**2,376**	**220.74**	**£85**	**£13.89**	**£3.24**	**£20,221.74**	**£242,660.88**	

Features

Large frontage onto St. John's Square

Self contained access

Prime Clerkenwell location

Rare showroom opportunity

Superb local amenities

Excellent natural light

EPC

On application

Terms

On application

VAT

On application

Contact

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