

Commercial Office Space

2,035 sq. ft. / 189.06 sq. m.

**Newly refurbished townhouse style building in a prime Clerkenwell location**

# TO LET

## 64 Clerkenwell Road, Clerkenwell, London EC1M 5PX



### LOCATION

The property is located on the north side of Clerkenwell Road near the junction with St John Street. The immediate area boasts a wealth of independent cafés, restaurants and bars as well as being a short proximity to Farringdon and Barbican stations.

### TRANSPORT

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

Barbican (Circle, Metropolitan, Hammersmith & City lines)

Old Street (Northern line and National Rail)

Angel (Northern line)

Bus routes 4, 55, 56, 153 & 243



## DESCRIPTION

These newly refurbished office floors provide open plan space arranged from first to third floor.

With air conditioning, meeting rooms and data cabling throughout, the floors offer a fantastic opportunity to occupy a townhouse style property near Farringdon station.

## AMENITIES

- Open plan newly refurbished offices
- Prime Clerkenwell location
- Air conditioning & heating
- CAT 6 cabling
- Kitchenettes
- Modern LED lighting
- Exposed brick feature walls
- Townhouse style building

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	640	59.46
Second	710	65.96
First	685	63.64
<b>Total</b>	<b>2,035</b>	<b>189.06</b>

## LEASE

New flexible lease terms are available

## RENT

Per Annum	Per sq. ft.
£100,000	£49.14

## SERVICE CHARGE

Per Annum	Per sq. ft.
£15,873	£7.80

## RATES

Per Annum	Per sq. ft.
£29,067	£14.28

Interested parties must verify these figures from the London Borough of Islington.

## TOTAL OCCUPATIONAL COSTS

Per Annum	Per Month
£144,939.75	£12,078

## PLEASE CONTACT

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