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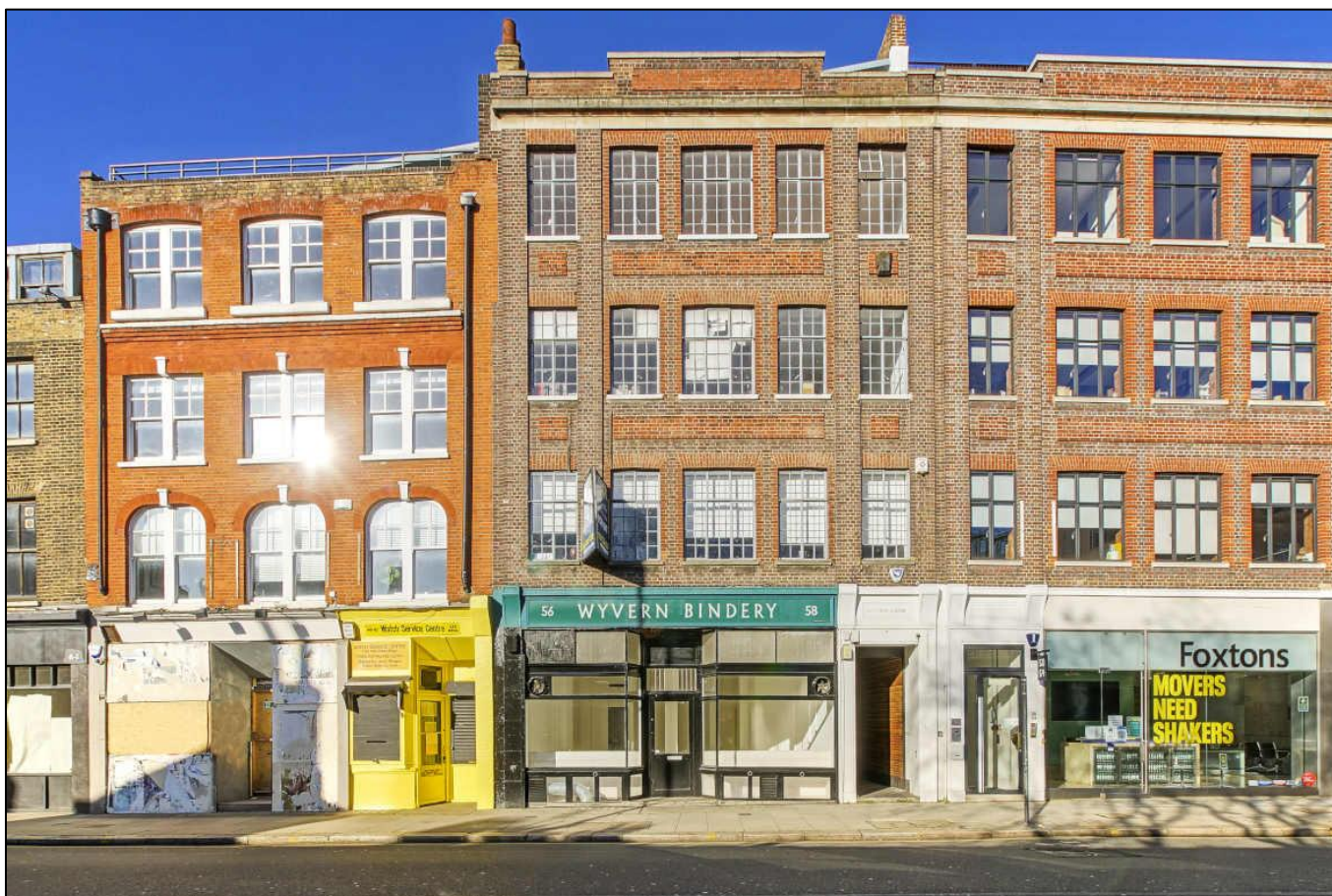
Showroom

1,657 sq. ft. / 153.94 sq. m.

New self-contained showroom space in a prime Clerkenwell location

TO LET

56-58 Clerkenwell Road, Clerkenwell, London EC1M 5PX



LOCATION

The building is located on the north side of Clerkenwell Road close to the junction with St John's Street. The immediate area offers a huge variety of amenities including the numerous cafés, bars and restaurants of Clerkenwell. There are also independent shops alongside Waitrose, The Zetter Hotel & Townhouse. Farringdon and Barbican Stations are also just a short walk away.

TRANSPORT

Farringdon	(Circle, 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

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

This self-contained accommodation has recently undergone a full refurbishment to the exterior and now provides excellent branding opportunities. The demise is provided in shell condition and the ground floor enjoys excellent natural daylight and great floor to ceiling height.

Available immediately.

AMENITIES

- Prime Clerkenwell Location
- Refurbished frontage
- Self-contained
- Good floor to ceiling height
- Excellent natural daylight
- Kitchenette
- WC
- Shower

APPROXIMATE FLOOR AREAS

Ground	792 sq. ft.	73.58 sq. m.
L. Ground	865 sq. ft.	80.36 sq. m.
Total	1,657 sq. ft.	153.94 sq. m.

LEASE

A full repairing and insuring lease available for a term by arrangement.

RENT

£75,000 per annum plus VAT

RATES

Based upon current rateable values listed on the VOA website, the estimated rates payable for 2020/21 are as follows:

£19,171.49 per annum / £11.57 per sq. ft.

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

SERVICE CHARGE

We are advised that the service charge is approximately:

£6,485.27 per annum plus VAT / £3.91 per sq. ft.

TOTAL OCCUPATIONAL COSTS

£100,656.76 per annum plus VAT

£8,388.06 per calendar month plus VAT

PLEASE CONTACT

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