Commercial Office Space
640 – 1,350 sq. ft.
Warehouse style floors 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)
Various bus routes

Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.





DESCRIPTION

These office floors provide open plan space.

With air conditioning, modern lighting and data cabling throughout, the floors offer a fantastic opportunity to occupy a warehouse 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
Total	1,350	125.42

LEASE

New flexible lease terms are available

RENT

Floor	Per Annum	Per Sq. Ft.
Third	£28,800	£45
Second	£31,950	£45

SERVICE CHARGE

Floor	Per Annum	Per Sq. Ft.
Third	£4,992	£7.80
Second	£5,538	£7.80

RATES

Floor	Per Annum	Per Sq. Ft.
Third	£9,300.00	£14.53
Second	£10,741.00	£15.13

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

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
Third	£43,092.00	£3,591.00
Second	£48,229.00	£4,019.08

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com
Ned Walters
nwalters@antonpage.com