

ELLIS BROWN

OFFICE TO LET

Fantastic office accommodation in converted Victorian warehouse located in a prime Clerkenwell position.

15 Northburgh Street, EC1V 0JR
2,266 sq ft



Ellis Brown
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Description

15 Northburgh Street is a converted warehouse building offering flexible office accommodation. The 4th floor benefits from excellent ceiling height and dual aspect windows providing fantastic natural light. The space is partitioned to provide a number of meeting rooms, fitted kitchen, open plan office area and reception area. The Landlord is also open to helping new tenants with a bespoke fit out.

Location

The property is located on the south side of Northburgh Street which runs parallel to Great Sutton Street. This area of Clerkenwell is a focal point for showroom occupiers, as well as being a bustling hub for creativity, technology and media tenants. Clerkenwell & Farringdon also has an extensive array of cafe's, restaurants and bars.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	EPC	Total month	Total year	Availability
Lower Ground	1,980	183.95	£36	£5.54	£7.50	C	£8,091.60	£97,099.20	Let
Ground	2,170	201.60	£49.50	£16.04	£7.50	D	£13,208.07	£158,496.80	Let
4th	2,266	210.52	£39.50	£18.22	£7.50	C (71)	£12,315.71	£147,788.52	Available
Total	6,416	596.07	£41.67	£13.27	£7.50		£33,615.38	£403,384.52	

Features

- Fibre connection
- Air conditioning
- Generous ceiling height
- Excellent location
- Passenger lift
- Disabled Access

EPC

C (71)

Terms

New flexible lease terms available.

VAT

Applicable

Contact

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