

Retail / Showroom Space
1,000 sq. ft. / 92.91 sq. m.

Small showroom in a prime Clerkenwell location

TO LET

64 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 food, drink, hotel and leisure amenities.

There are a large number of independent cafés, bars and restaurants around in the immediate area, alongside the likes of Waitrose, Benugo, ITSU and Pret a Manger.

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

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP 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 whatever in relation to this property. All prices exclude VAT.



DESCRIPTION

This showroom benefits from great frontage on to Clerkenwell Road and boasts excellent floor to ceiling heights.

The accommodation presents an opportunity for a showroom occupier to be based on the highly desirable Clerkenwell Road.

Available for immediate occupation.

AMENITIES

- Prime Clerkenwell Location
- Original features
- Excellent floor to ceiling height
- Kitchenette
- Wooden flooring
- Video entry phone system
- Good natural light

APPROXIMATE FLOOR AREAS

Ground	436 sq. ft.	40.51 sq. m.
Lower Ground	654 sq. ft.	52.40 sq. m.
TOTAL	1,000 sq. ft.	92.91 sq. m.

LEASE

New effective full repairing and insuring lease or a term by arrangement.

RENT

£50,000 per annum plus VAT

SERVICE CHARGE & INSURANCE

We understand the service charge for the ground and lower ground floor is currently running at £8,545 per annum plus VAT.

RATES

We understand that the rates payable for the year 2021/2022 are approximately £13,748 per annum.

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

TOTAL OCCUPATIONAL COSTS

£72,293 per annum plus VAT

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Finn Ledwidge
fledwidge@antonpage.com