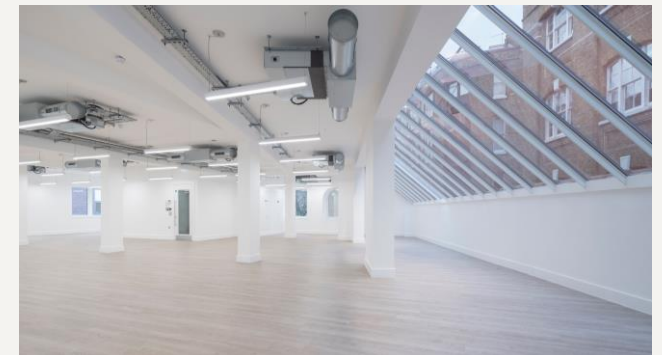
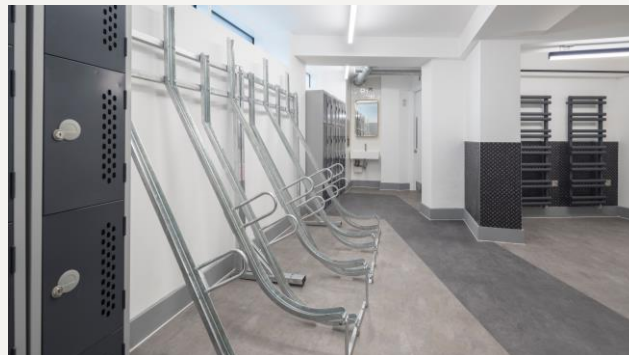


A modern office interior featuring a long white conference table surrounded by black ergonomic chairs. The room has a light-colored wooden floor and a grey wall with a large colorful dot-patterned artwork. A white door is visible in the background, and a window shows an outdoor view. The ceiling is equipped with track lighting and ventilation units. In the foreground, there are dark grey storage cabinets with potted plants on top. The word "Susskind." is overlaid in large white text on the right side of the image.

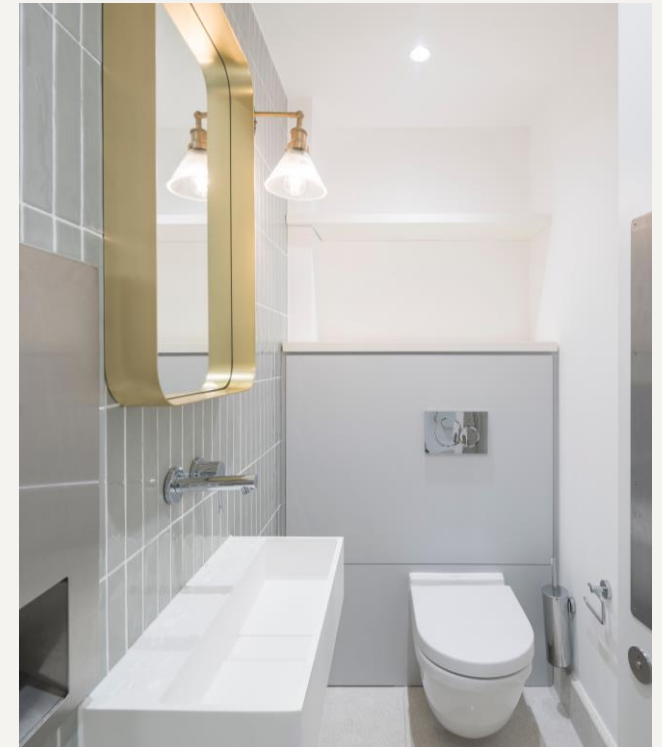
Susskind.

5 Sycamore Street EC1

A comprehensively refurbished island site office/showroom building offering a combination of bright open plan fitted and none fitted office floors.



The property benefits by way of secure bike storage and showers. Several floors remain available within the building following successful lettings to well-known local showroom occupiers.



The property is well located centrally positioned between Farringdon, Barbican and Old Street stations. The building is EPC 'B' rated and future proofed beyond 2030.



5 Sycamore Street EC1

Summary

Comprehensively refurbished self-contained office building on a prominent island site in the heart of Clerkenwell

Features

- Full scale refurbishment with high end finishes throughout
- Self-contained office building with own street entrance
- Excellent natural light
- Exposed VRV air conditioning system
- Secure cycle storage
- Newly remodelled reception area
- New passenger lift
- Generous floor to ceiling heights
- Shower facilities
- New WC's

Transport

- Barbican
- Farringdon
- Old Street

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

Building Credentials

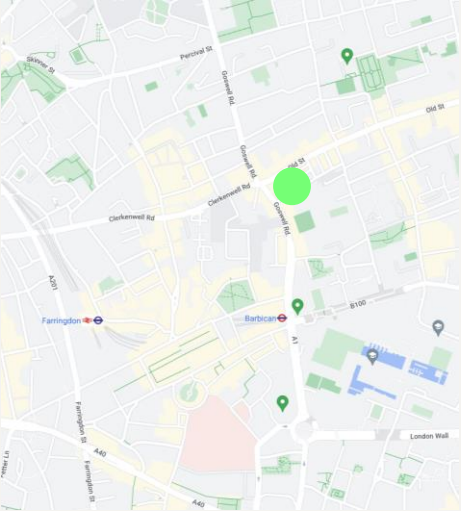
EPC "B" rating. The building incorporates openable windows within each floor providing fresh air and cross ventilation.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Fourth	Let	Let	Let	Let	Let	Let
Third	2,023	£55.00	£6.98	£18.44	£13,557.47	Available
Second	2,527	£47.50	£6.98	£18.44	£15,355.74	Available
First	Let	Let	Let	Let	Let	Let
Ground	Let	Let	Let	Let	Let	Let
Lower Ground	Let	Let	Let	Let	Let	Let
Total	4,550	-	£6.98	£18.44	-	

*Interested parties should make enquiries with the local authority.

Map



5 Sycamore Street EC1

Viewing via sole agents

For further information and inspections please contact sole agents:

Adam Noble
07980 991 217
Adam@susskind.london

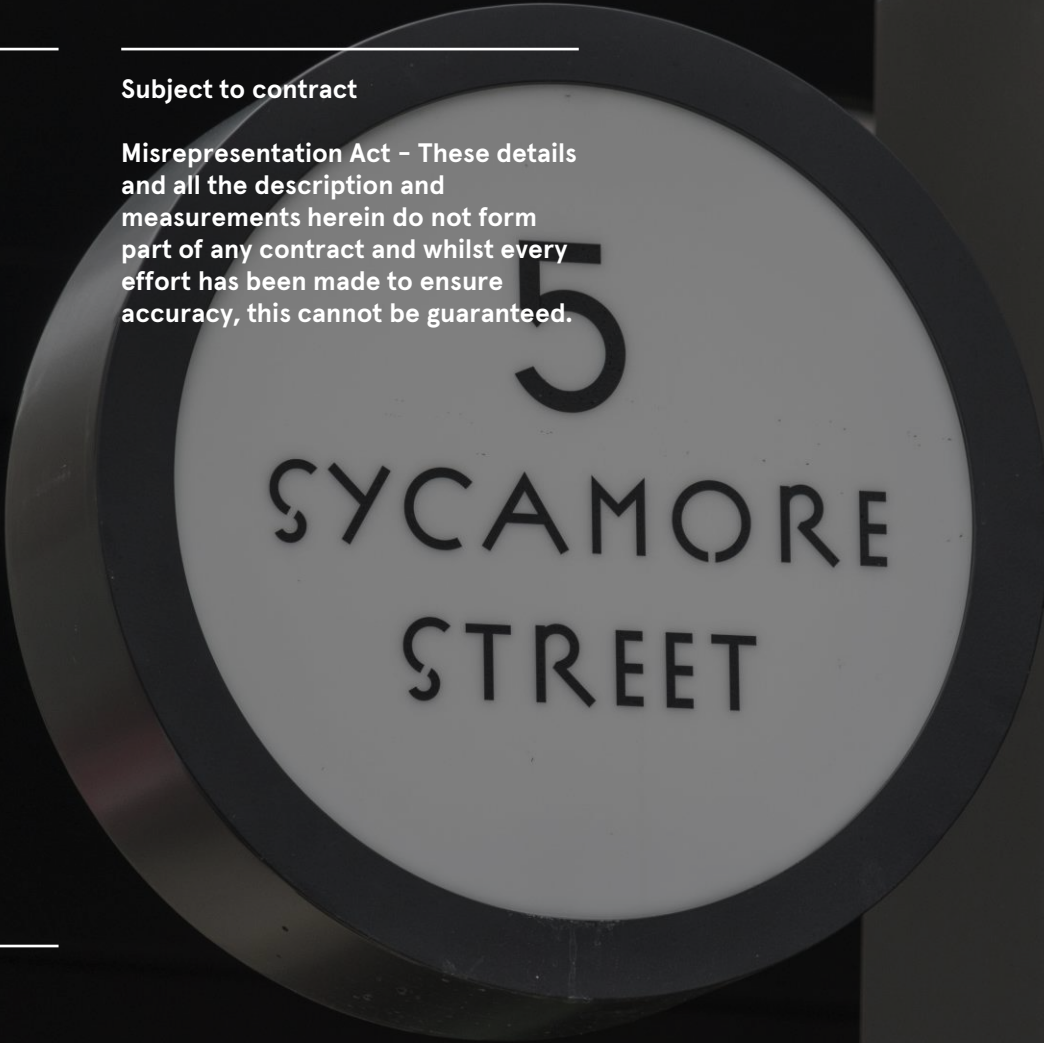
Elle Whayman
07791 785 253
Elle@susskind.london

Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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