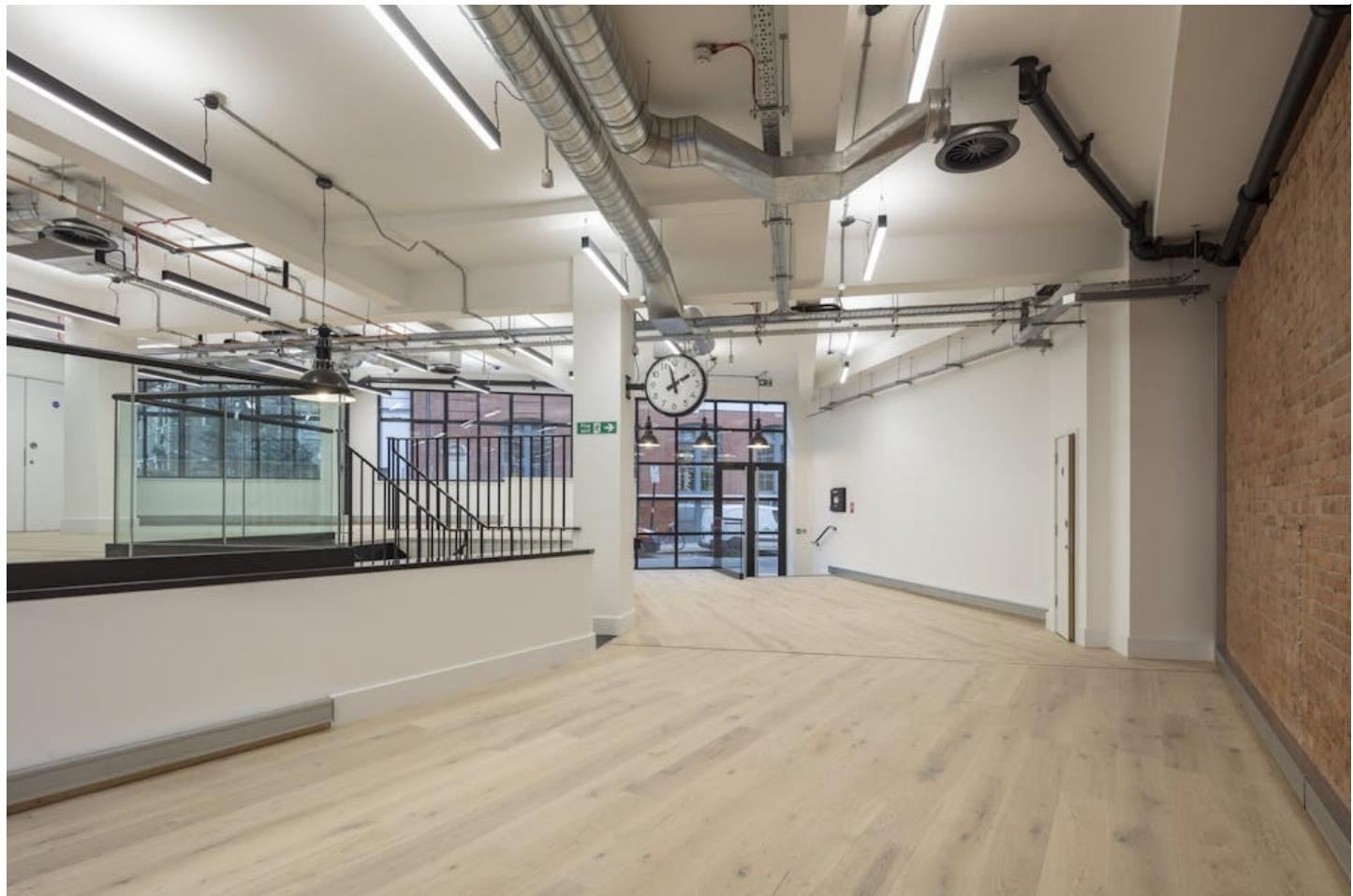


ELLIS BROWN

OFFICE TO LET

Prime Clerkenwell showroom opportunity
suitable for a range of other occupiers.

44-46 Sekforde Street, EC1R 0HA
2,557 sq ft



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Description

Prime Clerkenwell showroom opportunity benefitting from strong street prominence and ample branding opportunities. The space has been thoughtfully designed to reflect a modern creative feel, with LED strip lighting and wood flooring spanning the elevations. The building was originally designed by Robert Cromie before being occupied by Blick Time Recorders.

The space would be well-suited to a wide range of occupiers including showrooms and client-facing office users. Available by way of a sublease or assignment until April 2028, or alternatively a new lease subject to the terms agreed.

Location

The building is situated in the heart of Clerkenwell's sought-after design district, surrounded by an abundance of amenities on its doorstep. Just a stone's throw from Clerkenwell Green and less than five minutes' walk from Farringdon Station, the property benefits from exceptional connectivity via the Elizabeth Line, Underground services, and Thameslink. The area is also home to some of London's most acclaimed restaurants, including The Quality Chop House, Luca, and a vibrant selection of eateries and cafes along Exmouth Market.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	1,482	137.68	£49.50	£17.18	£7.98	£9,220.51	£110,646.12	Available
Lower Ground	1,075	99.87	£49.50	£17.18	£7.98	£6,688.29	£80,259.50	Available
Total	2,557	237.55	£49.50	£17.18	£7.98	£15,908.80	£190,905.62	

Features

Prime showroom opportunity
Excellent natural light
Generous ceiling heights
Wood flooring
LED strip lighting
Air conditioning
Central location less than 5 minutes from Farringdon station

EPC

On application

Terms

On application

VAT

On application

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