

Commercial Office Space

2,094 sq. ft. / 195 sq. m.

Fitted creative office ready for occupation from June 2026

TO LET

3rd floor 63 Gee Street, Clerkenwell, London EC1V 3RS



LOCATION

63 Gee Street is centrally located in the area between Clerkenwell and Old Street Roundabout. The immediate surrounds benefit from a variety of restaurants, independent coffee shops and bars which have created a superb working and lifestyle environment. Transport links are excellent with Farringdon, Barbican, Old Street and Angel within walking distance.

TRANSPORT

Farringdon (Elizabeth, Circle, Hammersmith & City and Metropolitan lines and National Rail)
Barbican (Circle, Hammersmith & City and Metropolitan lines)
Old Street (Northern line and National Rail)
Angel (Northern line)



DESCRIPTION

The office is situated on the third floor and provides a classic Clerkenwell creative workspace.

An open plan office with two private meeting rooms and superb natural daylight.

This mid-century office building has an original Terrazzo lined entrance and traditional industrial style features.

AMENITIES

- Fitted media style office
- Open plan work areas
- Two meeting rooms & storage
- Excellent natural daylight
- Air conditioning & heating system
- Power & data cabling
- Fitted kitchen
- Private WCs
- Secure bicycle storage
- Industrial style passenger lift
- Available from June 2026

APPROXIMATE FLOOR AREAS

| Floor | Sq. Ft. | Sq. M. |
|-------|---------|--------|
| Third | 2,094 | 195 |

LEASE

A new flexible lease is available

RENT

| Per Annum | Per sq. ft. |
|-----------|-------------|
| £104,000 | £49.50 |

SERVICE CHARGE

| Per Annum | Per sq. ft. |
|-----------|-------------|
| £8,487.63 | £4.05 |

BUSINESS RATES (2026/27)

| Per Annum | Per sq. ft. |
|-----------|-------------|
| £35,040 | £16.73 |

TOTAL OCCUPATIONAL COSTS

| Per Annum | Per Calendar Month |
|-----------|--------------------|
| £147,166 | £12,264 |

EPC

Rating of C

PLEASE CONTACT

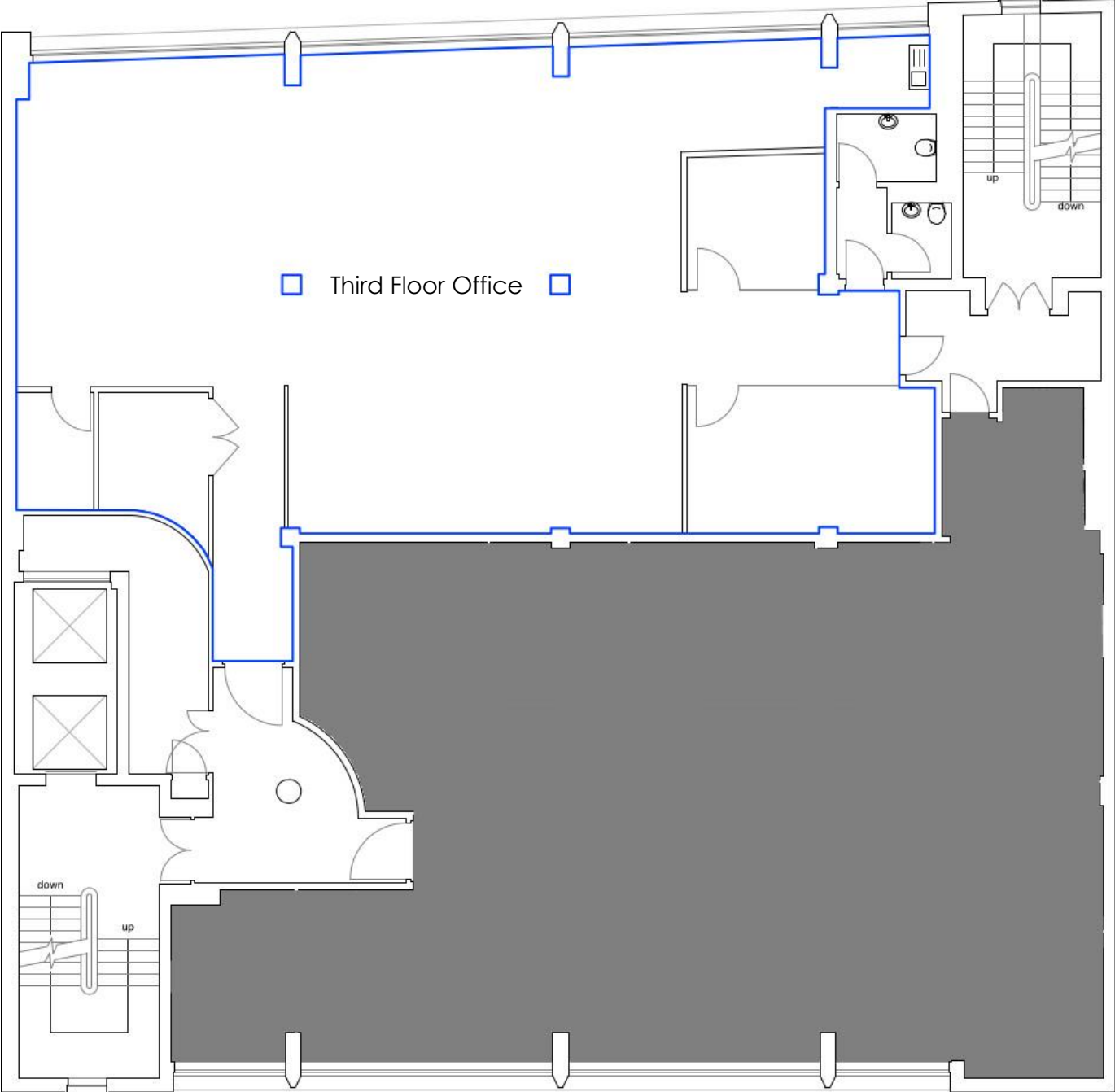
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FLOOR PLAN



GEE STREET