

Commercial Office Space

1,300 sq. ft. / 120.8 sq. m.

**Self-contained ground floor showroom/office**

# TO LET

**26 Seward Street, Clerkenwell, London EC1V 3PA**



## LOCATION

The property is situated on Seward Street which links Goswell Road and Central Street. The property is ideally located for both Clerkenwell and Shoreditch. The area is very well served by the numerous cafes, bars and restaurants of both Clerkenwell and Shoreditch.

## TRANSPORT

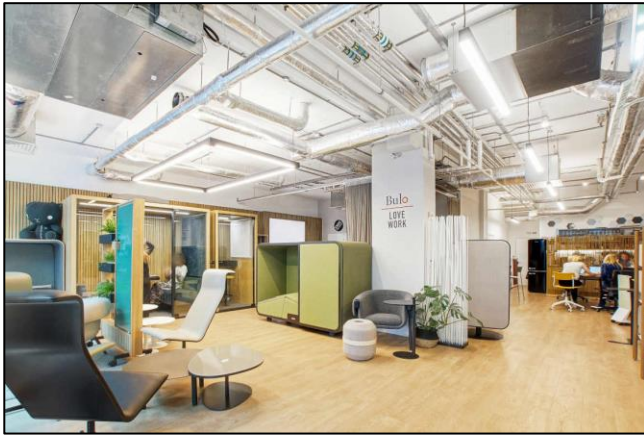
Barbican (Circle, Metropolitan, Hammersmith & City lines)

Old Street (Northern Line & National Rail)

Farringdon (Circle, Metropolitan, Hammersmith & City lines and Nation Rail)

Angel (Northern line)

Various bus routes



## DESCRIPTION

The premises are self-contained on the ground floor of this mixed-use development

The accommodation benefits from its own front door providing excellent branding opportunities and boasts excellent natural light, good floor to ceiling height, modern strip lighting and exposed services.

The office would suit a variety of office and showroom occupiers.

Available from June 2025.

## AMENITIES

- Self-contained
- 3.45 m glazed frontage
- Excellent floor to ceiling height
- Fully accessible raised floor
- Modern lighting
- Comfort cooling / heating
- Exposed services
- Demised W/C's and shower
- Fitted kitchenette
- Bicycle storage

## APPROXIMATE FLOOR AREA

Floor	Sq. Ft.	Sq. M.
Ground	1,300	120.8

## LEASE

A new effective full repairing and insuring lease will be granted for a term by arrangement.

## RENT

Per Annum	Per sq. ft.
£70,000	£53.84

## SERVICE CHARGE & INSURANCE

Per Annum	Per sq. ft.
£5,480	£4.21

## RATES

Per Annum	Per sq. ft.
£14,970	£11.52

Interested parties are expected to contact the London borough of Islington to verify these figures.

## TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£90,450	£7,537.50

## PLEASE CONTACT

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