

Commercial Space

495 sq. ft. / 46 sq. m.

Self-contained office / showroom with excellent branding opportunities

5 - 10 workstations

TO LET

31 Central Street, Clerkenwell, EC1V 8AB



LOCATION

The premises are located on the corner of Central Street and Gee Street close to the junction with Old Street. The office is situated in a vibrant district within close proximity to Clerkenwell, Old Street Roundabout and Shoreditch. There are a variety of cafes, shops, restaurants and bars within the locality, including The Salad Kitchen, Whitecross Market, Breddos Tacos and Tesco Express.

TRANSPORT

Old Street Station (Northern Line and National Rail)

Barbican Station (Circle, Hammersmith & City and Metropolitan lines)

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

Angel Station (Northern line)



DESCRIPTION

A self-contained ground and lower ground floor premises, with extensive glazed frontage benefiting from low start-up costs with meeting room, kitchenette and air conditioning already in place. The premises would suit a variety of occupiers such as showrooms, media companies and tech firms.

AMENITIES

- 5–10 workstations
- Extensive glazed frontage
- W/C
- Internal storage
- Security blinds
- Kitchenette
- Separate meeting space
- Air conditioning
- Desks and office furniture

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	255	23.7
L. Ground	240	22.3
Total	495	46.0

LEASE

A new flexible tenancy agreement is available for one year upwards by arrangement.

RENT & SERVICE CHARGE

Per Annum	PCM
£25,000	£2,083

RATES

Should this be your only site, no further business rates would be payable, however,

Per Annum	PCM
£4,790.40	£399

TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£29,790	£2,482

Excluding VAT and utility bills.

PLEASE CONTACT

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