

# ELLIS BROWN

## OFFICE TO LET

Characterful office space benefitting from excellent natural light, private garden area and substantial ceiling heights throughout.

Old School Building, 1 Naoroji Street, WC1X 0GB  
2,943 sq ft



Ellis Brown  
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### Description

1 Naoroji Street is an impressive building with a staffed reception, large lobby area with triple height ceiling, as well as a substantial courtyard at the rear of the building and end of trip facilities. We have a range of spaces available over the lower ground to 2nd floors which all benefit from abundant natural light and characterful features and can be offered CAT B or CAT A. An additional 1,000 sq. ft. of lower ground office / storage space can be made available.

### Location

1 Naoroji Street is one of Clerkenwell's most charming streets, approximately 10 minutes walk from Farringdon Station as well as King's Cross and Angel. The immediate area is comprised by tree-lined avenues which host a range of restaurants and cultural hotspots in the immediate vicinity with Farringdon's famous Exmouth Market only a short walk away.

### Accommodation

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground - North	2,190	203.46	£35 /sq ft	£18	£8.85	£11,287.63	£135,451.50	Under Offer
Ground - South	2,943	273.41	£35 /sq ft	£18	£8.85	£15,168.71	£182,024.55	Available
1st - north	2,515	233.65	£39.50 /sq ft	£18	£8.85	£13,905.85	£166,870.25	Let
1st - south	1,326	123.19	£39.50 /sq ft	£18	£8.85	£7,331.68	£87,980.10	Let
2nd	874	81.20	£39.50 /sq ft	£18	£8.85	£4,832.49	£57,989.90	Let
<b>Total</b>	<b>9,848</b>	<b>914.91</b>		<b>£18</b>	<b>£8.85</b>	<b>£52,526.36</b>	<b>£630,316.30</b>	

### Features

Generous ceiling height (3.5m+)  
Private Courtyard garden  
Staffed reception  
Fitted meeting rooms  
Bicycle storage & Shower facilities  
New LED Lighting  
Triple height atrium  
Partially Air conditioned

### EPC

On application

### Terms

On application

### VAT

On application

### Contact

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