

# ELLIS BROWN

## OFFICE TO LET

Newly refurbished office space with two meeting rooms in a prime Clerkenwell location.

23 Clerkenwell Close, EC1R 0EA  
965 sq ft



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### Description

23 Clerkenwell Close offers charming newly refurbished office accommodation. The building benefits from wooden flooring, excellent natural light and 2 meeting rooms. With a small communal terrace adjacent to the building's entrance, it would be a perfect home for any occupier seeking a more creative, non corporate HQ.

### Location

Clerkenwell Close is one Clerkenwell's most sought after streets, and formed an integral part of the original village.

Starting at Clerkenwell Green, the road runs up the side of St James' Church Garden towards Exmouth Market, meaning local occupiers are spoilt for choice with an array green spaces and local amenities right on their doorstep.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Monthly Rent	Total month	Total year	Availability
1st	965	89.65	£42.50	£20.24	£4	£3,417.71	£5,367.01	£64,404.10	Available
2nd	1,058	98.29	£49.50	£15.53	On Application	£4,364.25	£5,733.48	£68,801.74	Let
<b>Total</b>	<b>2,023</b>	<b>187.94</b>	<b>£46</b>	<b>£17.89</b>	<b>£4</b>		<b>£11,100.49</b>	<b>£133,205.84</b>	

### Features

Wooden Flooring and Beams

Meeting Rooms

Prime Clerkenwell location

Air conditioning

Excellent natural light

Fitted kitchenette

### EPC

On application

### Terms

On application

### VAT

On application

### Contact

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