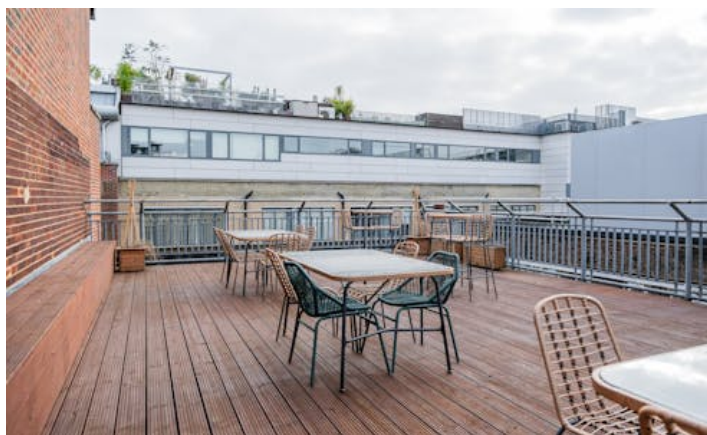
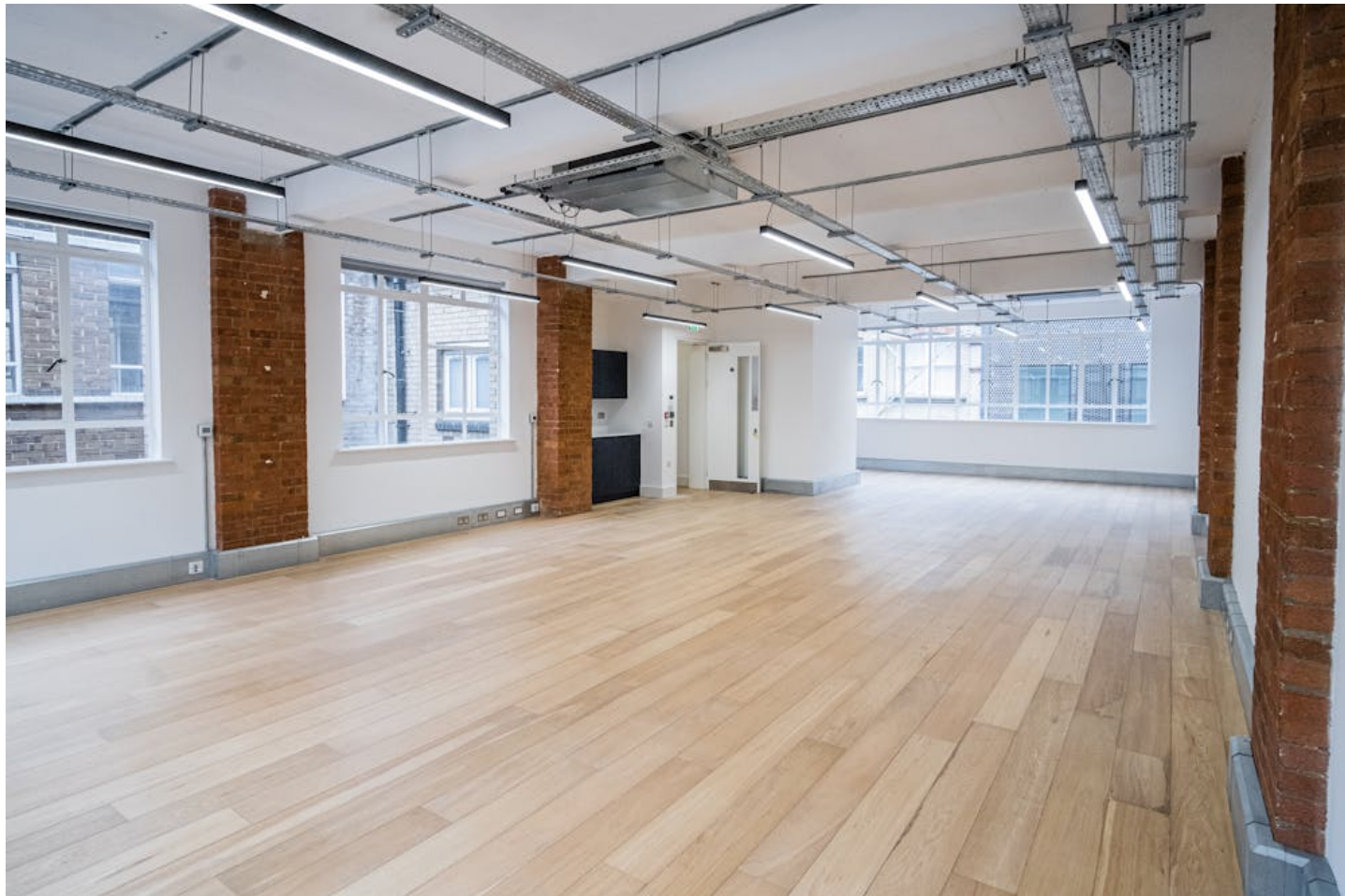


OFFICE TO LET

9-10 Great Sutton Street, EC1V 0BX
908 sq ft

Newly refurbished warehouse style office accommodation available in a prime Clerkenwell location with stunning roof terrace.



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908 sq ft

Description

9-10 Great Sutton Street is a prime Clerkenwell former warehouse building, offering Grade A office accommodation. The space benefits from excellent ceiling height, air conditioning, wooden flooring, sections of exposed brick, exceptional natural light with large windows present at both ends and can be offered fully furnished. The building encompasses a passenger lift, showers, bike storage and a large communal roof terrace for tenants to enjoy.

Location

Great Sutton Street represents the heart of the Clerkenwell Showroom district. Running parallel to Clerkenwell Road and adjacent to Goswell Road, the building is less than 5 minutes walk to Farringdon and Barbican stations, offering a wealth of transport connections including the Elizabeth Line. Clerkenwell has established itself as one of the most diverse and sought after office locations in central London. With the influx of tech giants such as TikTok and Snapchat in recent years, the area has become a central hub for creative, technology, design and architecture businesses.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd	908	84.36	£57.50	£17.72	£11.99	£6,598.89	£79,186.68	Available
Total	908	84.36	£57.50	£17.72	£11.99	£6,598.89	£79,186.68	

Features

- Excellent natural light
- VRF Air conditioning
- Large communal roof terrace
- New LED strip lighting
- Newly installed communal shower on 3rd floor
- Passenger lift
- Wooden flooring throughout

EPC

D

Terms

On application

VAT

On application

Contact

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ELLIS BROWN

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