

OFFICE TO LET

Fantastic showroom and office accommodation in converted Victorian warehouse located in a prime Clerkenwell position.

15 Northburgh Street, EC1V 0JR
2,266 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991 / Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 23/11/2023

OFFICE TO LET

15 Northburgh Street, EC1V 0JR
2,266 sq ft

Description

15 Northburgh Street is a converted warehouse building offering flexible office and showroom accommodation across a number of floors. The space benefits from excellent ceiling height with large front and rear glazing allowing good natural light throughout. The ground and lower ground floors on offer undergone a comprehensive refurbishment including LED strip lighting, new flooring and redecorating. The floors can be taken together or separately and would be perfect for any established or growing business.

The 4th floor is also available by way of a new lease. The floor benefits from excellent natural light and is currently partitioned to provide for a number of meeting rooms. The Landlord is also open to helping new tenants with a bespoke fitout.

Location

The property is located on the south side of Northburgh Street which runs parallel to Great Sutton Street. This area of Clerkenwell is a focal point for showroom occupiers, as well as being a bustling hub for creativity, technology and media tenants. Clerkenwell & Farringdon also has an extensive array of cafe's, restaurants and bars, and with the imminent opening of Crossrail at Farringdon Station, this area is set to become one of the main commuter destinations in London.

Accommodation

| Name | sq ft | sq m | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total month | Total year | EPC | Availability |
|--------------|-------|--------|--------------|-----------------------|------------------------|-------------|-------------|--------|--------------|
| Lower Ground | 1,980 | 183.95 | £36 | £5.54 | £7.50 | £8,091.60 | £97,099.20 | C | Under Offer |
| Ground | 2,170 | 201.60 | £49.50 | £16.04 | £7.50 | £13,208.07 | £158,496.80 | D | Under Offer |
| 4th | 2,266 | 210.52 | £39.50 | £17.40 | £7.50 | £12,160.87 | £145,930.40 | C (71) | Available |
| Total | 6,416 | 596.07 | £41.67 | £12.99 | £7.50 | £33,460.54 | £401,526.40 | | |

Features

- Fibre connection
- VRF air conditioning
- Generous ceiling height
- Excellent location
- Original steel beams
- Passenger lift
- Ground floor frontage

EPC

C (71)

Terms

New flexible lease terms available.

VAT

Applicable

Contact

Tom Latham
07398 010 223
tlatham@ellisbrowncommercial.com

Toby Thomas
07494 292 759
tthomas@ellisbrowncommercial.com

Joint Agents

Brett Sullings (Stirling Ackroyd)
020 3967 0103
bretts@stirlingackroyd.com

Lucy Stephens (Stirling Ackroyd)
020 3967 0103
lucys@stirlingackroyd.com

ELLIS BROWN

OFFICE TO LET

15 Northburgh Street, EC1V 0JR
2,266 sq ft

