

17A CLERKENWELL GREEN, ECI

I,300 SQ FT PRIME CLERKENWELL SELF CONTAINED OFFICE BUILDING FOR RENT CLERKENWELL, ECI





BELCOR

DESCRIPTION

Hidden away behind a period terrace office building fronting Clerkenwell Green, the property comprises a self-contained office building over ground, first and second floors, with a large private courtyard.

The building has recently undergone refurbishment with new flooring, a mix of timber effect and carpet, new kitchen and new LED lighting throughout. The top floor benefits from a timber pitched roof.

AMENITIES







24 HOUR ACCESS







MEETING ROOMS E CLASS USE

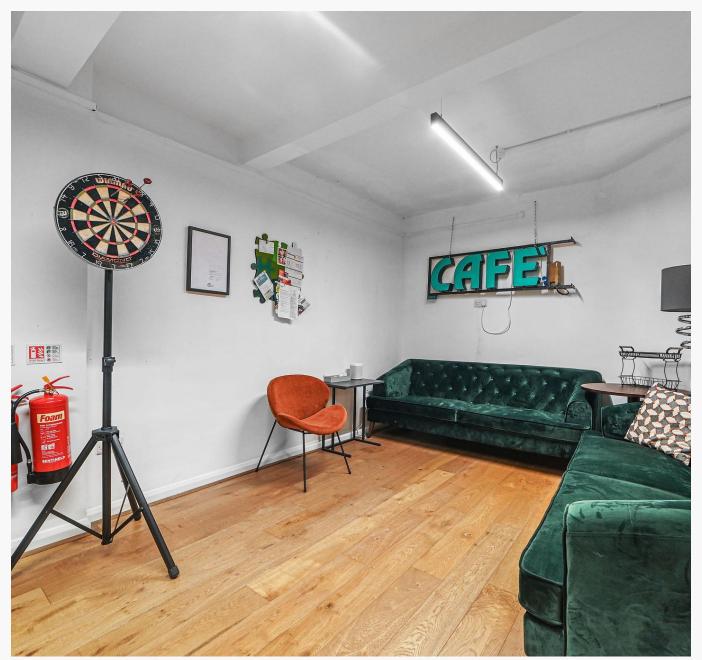


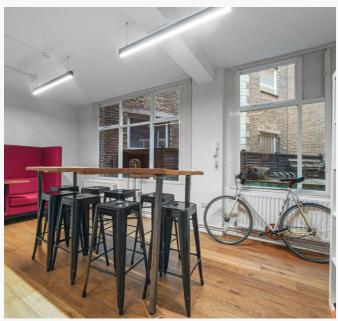
KITCHENETTE



PRIME CLERKENWELL SELF CONTAINED OFFICE









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TRANSPORT

Farringdon – 5 mins











Barbican - 7 mins







Chancery Lane - 15 mins



AREA

Situated close to the junction of Clerkenwell Green and Clerkenwell Road, in the heart of Clerkenwell and being a very short walk from Farringdon Station offering excellent transport links. The immediate area is surrounded by restaurants, bars and coffee shops.

LOCATION



AVAILABILITY

					SERVICE CHARGE	
UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	(PSF)	TOTAL (PCM)
Whole Building	1,300	Under Offer	£42.50	£14.00	£1.00	£6,229

LEASE TIMING CONTENT

A new lease to be contracted outside the Landlord & Tenant Act

Available early Summer 2025

View on our website

RATES VAT MANAGED

The rates given are a guide and Interested parties should make their own enquiries with the local authority. VAT is not applicable.

The premises can be offered on a managed basis via www.baseoffices.london



VIEWINGS VIA SOLE AGENTS

BELCOR

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TEAM



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