

17A CLERKENWELL GREEN, ECI

1,300 SQ FT

PRIME CLERKENWELL SELF CONTAINED OFFICE
BUILDING FOR RENT
CLERKENWELL , ECI





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



EXCELLENT
TRANSPORT LINKS



24 HOUR ACCESS



COURTYARD



MEETING ROOMS



E CLASS USE



EXCELLENT
NATURAL LIGHT



SELF-CONTAINED



KITCHENETTE



LED LIGHTING

PRIME CLERKENWELL SELF CONTAINED OFFICE





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

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

LEASE

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

TIMING

Available early Summer 2025

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is not applicable.

MANAGED

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

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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