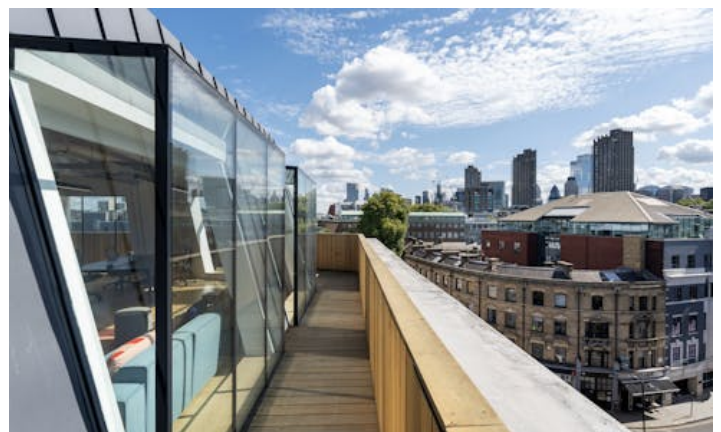
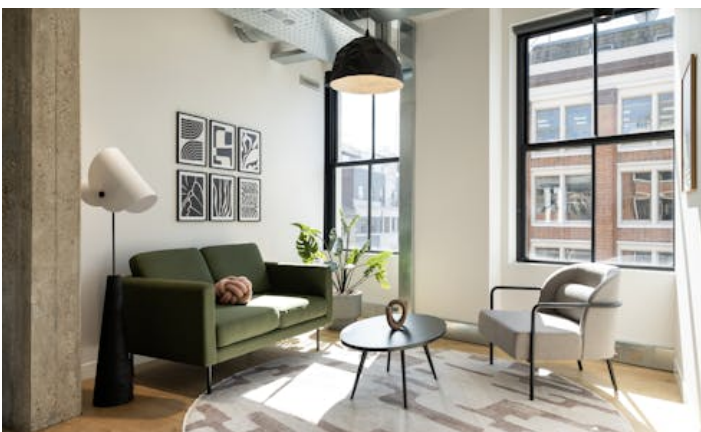


ELLIS BROWN

OFFICES TO LET

Fully fitted media style offices in the heart of Clerkenwell with a wraparound private roof terrace on the 5th floor

80 Clerkenwell Road, EC1M 5RJ
1,184 - 4,798 sq ft



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

T. 020 3745 0060
agency@ellisbrowncommercial.com

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1,184 - 4,798 sq ft

Description

80 Clerkenwell Road is one of the most prominent buildings in Clerkenwell occupying a commanding position at the junction of Clerkenwell Road and St John Street. The available floors are provided on a fully fitted basis with meeting rooms, kitchen and a large private terrace on the 5th floor offering spectacular views across St Paul's and the City.

Location

Farringdon is well regarded as one of the most exciting addresses in Central London. Over the last few years it has emerged as a favored destination for companies in the creative, technology, media and fashion industries. As a result the area is home to some of the best restaurants, bars, gyms and cafes.

Transport links are excellent with Farringdon Station a 5 minute walk away providing access to the Metropolitan, Hammersmith & City, Circle and Elizabeth Lines as well as Thameslink and National Rail Services.

Accommodation

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
5th - Private Roof terrace	1,184	£82.50	£19.68	£17.76	£11,834.08	£142,008.96	Available
3rd	1,751	£77.50	£19.07	£17.76	£16,682.65	£200,191.83	Available
2nd	1,863	£77.50	£19.07	£17.76	£17,749.73	£212,996.79	Available
Total	4,798	£79.17	£19.27	£17.76	£46,266.46	£555,197.58	

Features

- Characterful former warehouse
- Superb natural light with triple aspect windows
- Private roof terrace
- Fully furnished
- High quality end of commute facilities
- Impressive reception area

EPC

B

Terms

On application

VAT

Applicable

Contact

Freddie Grant
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fgrant@ellisbrowncommercial.com

James Taylorson
02037450060
jtaylorson@ellisbrowncommercial.com

Joint Agents

Susskind. (Joint Agent)

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