

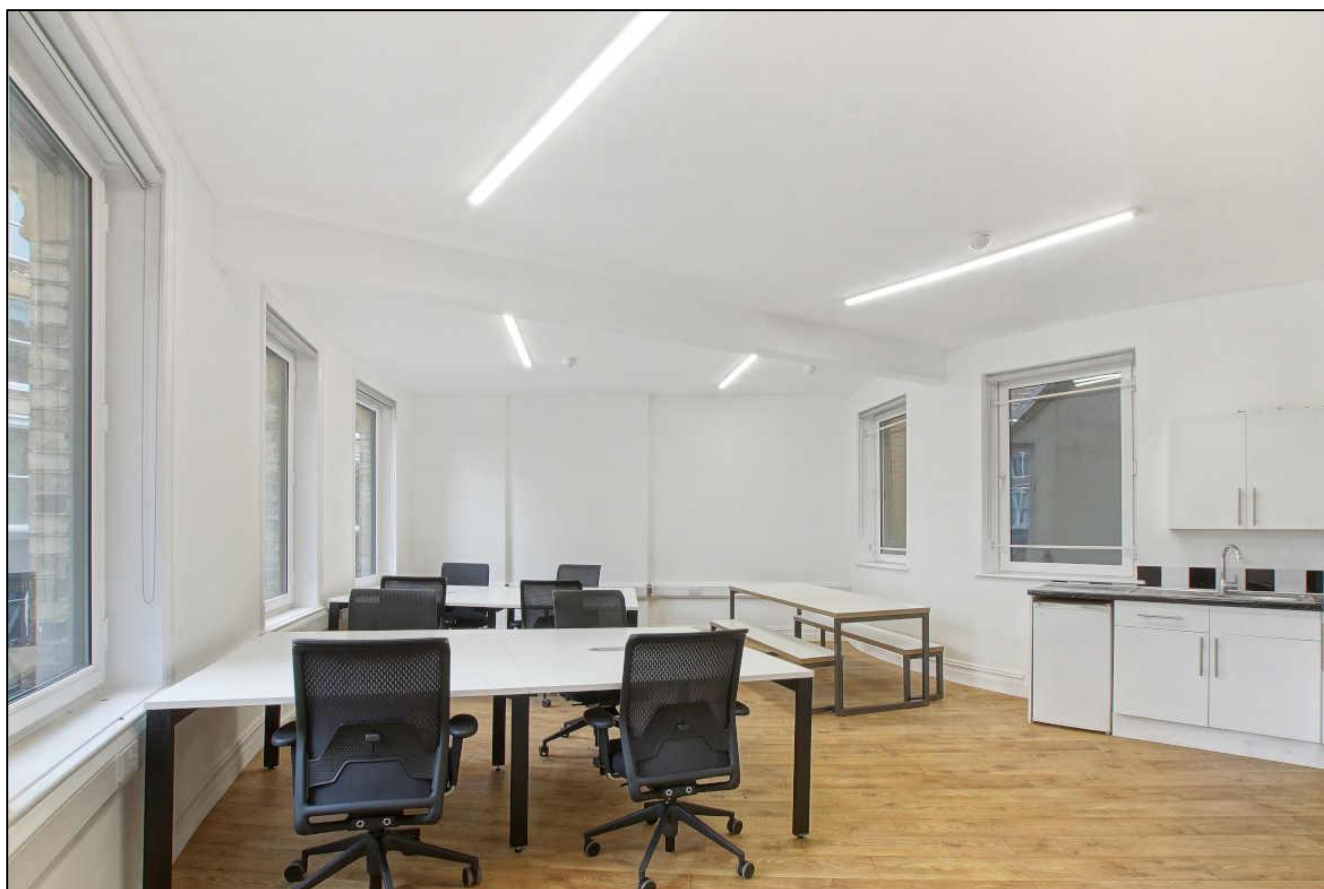
Commercial Office Space

837 sq. ft. / 77.76 sq. m.

**Attractive office suite in the heart of Clerkenwell**

# TO LET

**104A St. John Street, Clerkenwell, London EC1M 4EH**



## LOCATION

Situated on the junction of St. John Street and Clerkenwell Road in the heart of Clerkenwell, just five minutes from Farringdon Station.

You are spoilt for choice when it comes to restaurants, bars, coffee shops, hotels and gyms. Waitrose and Tesco are on the doorstep.

## TRANSPORT

Farringdon Station (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

Barbican Station (Circle, Hammersmith & City and Metropolitan lines)

Santander Cycles

Buses 4, 55, 56, 153 & 243



## DESCRIPTION

The first floor boasts newly refurbished, open plan office space as well as a meeting room and a further private office.

The space benefits from excellent natural daylight with views over Clerkenwell Road.

## HIGHLIGHTS

- Newly refurbished office space
- Prime Clerkenwell location
- Bike storage
- Excellent natural daylight
- New A/C
- Open plan office space
- Meeting room
- Private office
- Kitchenette
- Demised WC

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	837	77.76

## LEASE

New lease available for a term by arrangement.

## RENT

Floor	Per Annum	Per sq. ft.
First	£35,000	£41.82

## BUSINESS RATES

The business rates payable for 2022/23 are:

Floor	Per Annum	Per sq. ft.
First	£11,352.25	£13.56

Interested parties should make enquiries with the London Borough of Islington.

## SERVICE CHARGE & INSURANCE

Floor	Per Annum	Per sq. ft.
First	£7,114.50	£8.50

## APPROXIMATE ALL INCLUSIVE COSTS

Floor	Per Annum	PCM
First	£53,466.75	£4,455.56

## VAT

The property is not elected for VAT.

## PLEASE CONTACT

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