

# ELLIS BROWN

## OFFICE TO LET / FOR SALE

For Sale / To Let | Stunning penthouse office suite in a prime Clerkenwell location with two private roof terraces

15 Northburgh Street, EC1V 0JR  
1,852 sq ft



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**Ellis Brown**  
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### Description

This penthouse comprises of open plan office space on the 5th floor of a converted Victorian Warehouse with two large private terraces. The space is fully furnished ready for an incoming occupier; including a fitted kitchen, meeting spaces, WC's and a shower.

The accommodation benefits from excellent levels of natural daylight from front and rear glazing as well as a central skylight.

### Location

The building is located on the south side of Northburgh Street which runs parallel to Great Sutton Street in prime Clerkenwell. This area of London is a focal point for design, creative, media and tech businesses. Clerkenwell & Farringdon also has an extensive array of cafe's, restaurants and bars and is an incredibly well connected travel hub

### Accommodation

Name	sq ft	sq m	Rent	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
5th	1,852	172.06	£39.50 /sq ft	£1,300,000	£16.48	£8.77	£9,993.08	£119,917	Available
<b>Total</b>	<b>1,852</b>	<b>172.06</b>			<b>£16.48</b>	<b>£8.77</b>	<b>£9,993.08</b>	<b>£119,917</b>	

### Features

2 x roof terraces  
Timber flooring  
Fibre connection  
Fully fitted and furnished  
Air conditioning  
Excellent natural daylight  
Demised WC's and shower  
Passenger lift

### EPC

On application

### Terms

New lease terms available by arrangement.

### VAT

On application

### Contact

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