

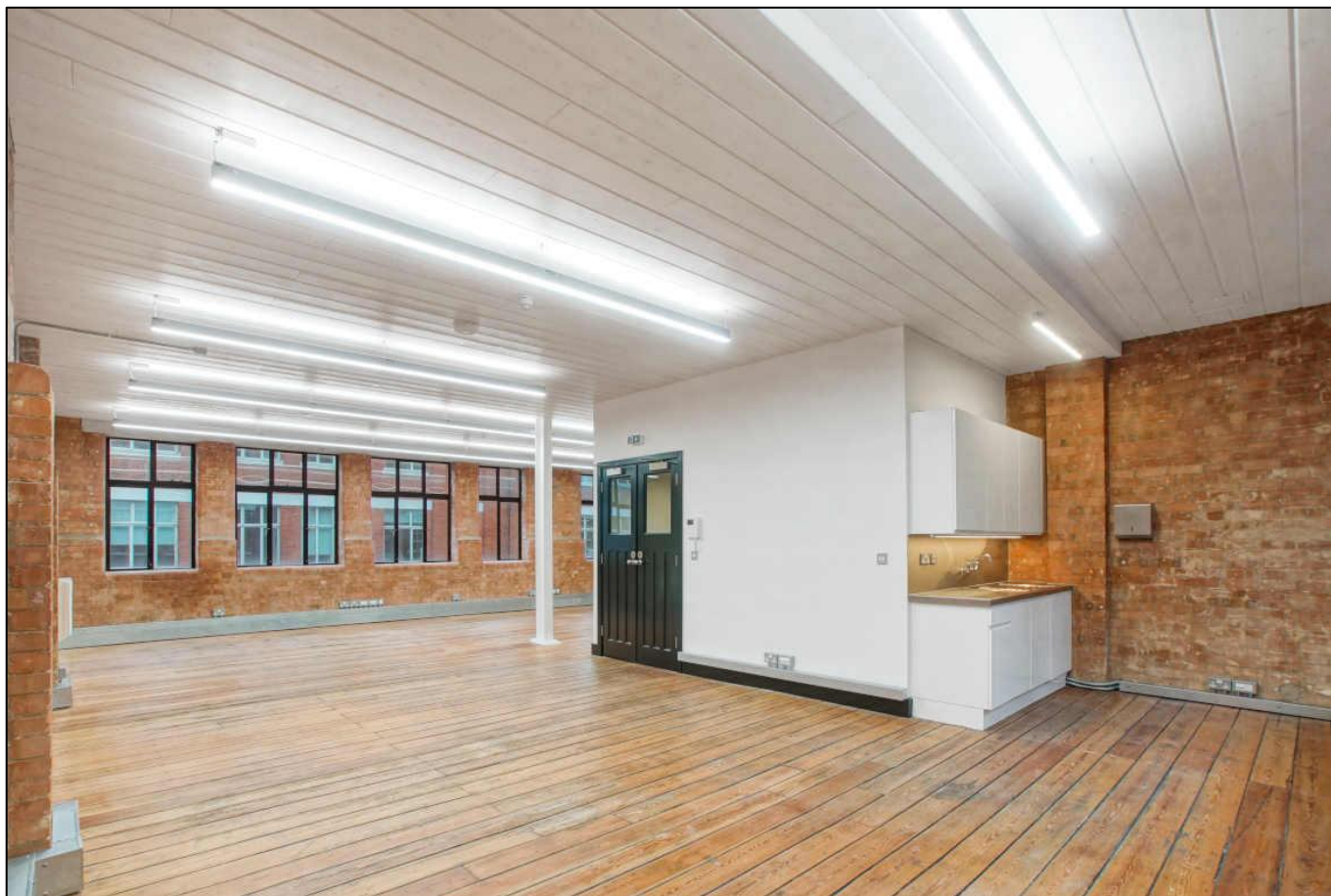
Commercial Office Space

780 – 1,649 sq. ft.

Unique office / showroom accommodation in prime Clerkenwell location

TO LET

28-29 Great Sutton Street, Clerkenwell, London, EC1V 0DS



LOCATION

Great Sutton Street is regarded as a prime Clerkenwell location. Clerkenwell is home to more creative businesses and architectural practices per square mile than anywhere else on the planet, making it one of the most important design hubs in the world. Whilst creative occupiers count for the majority, professional businesses and charities are abundant in the area also.

Local amenities are excellent and immediately available, there are too many to list but suffice to say that you will be spoilt for choice when it comes to coffee shops, cafés, bars and restaurants.

TRANSPORT

Barbican (Circle, Hammersmith & City and Metropolitan lines)

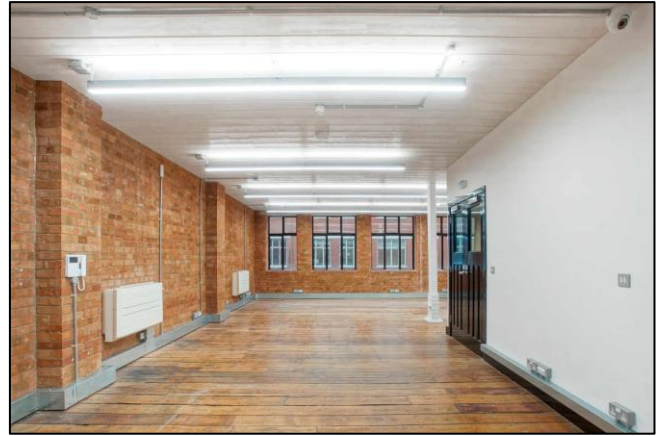
Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

Old Street (Northern line and National Rail)

Various bus routes

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

These warehouse style office floors are located on the first and third floors of this impressive converted warehouse. The building underwent a design-led refurbishment in 2017 with modern LED lighting, comfort-cooling, CAT 6 cabling throughout as well as demised WCs and showers on both floors. Located in the heart of Clerkenwell's design district, the floors will be of interest to showroom and office occupiers.

The space can be let on a floor by floor basis or together.

AMENITIES

- Original timber floors
- Exposed brickwork
- Timber ceilings
- Modern up/down light fittings
- Comfort cooling
- Perimeter trunking
- W/C and shower on each floor
- Fitted kitchen on each floor

AVAILABILITY

Floor	Size Sq. Ft.	Rent	Service Charge	Rates	Total Occupational Costs	
		Per Sq. Ft.	Per Sq. Ft.	Per Sq. Ft.	Per annum	PCM
Third	780	£60.00	£4.55	£15.51	£62,449.50	£5,204.13
First	869			£18.23	£71,936.93	£5,994.74

LEASE

Flexible lease available for a term by arrangement.

PLEASE CONTACT

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