

ELLIS BROWN

OFFICES TO LET

Stylish warehouse offices in former Clerkenwell artisan workshop. Exposed brickwork, steel columns and solid wooden flooring throughout.

Clerkenwell Workshops, 27-31 Clerkenwell Close, EC1R 0AT
2,058 - 4,156 sq ft



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Description

Originally developed from a clock and watch warehouse, Clerkenwell Workshops has become a creative hub for design and technology led companies. There are a selection of stripped back studios with original wooden flooring and exposed industrial features. These all benefit from a shared internal courtyard, cycle storage, showers, meeting rooms and renowned destination, Clerkenwell Kitchen.

Location

Clerkenwell Close is located in the heart of Clerkenwell between the vibrant Clerkenwell Green and bustling Exmouth Market. The location also benefits from a vast array of coffee shops, cafés and restaurants. Farringdon Station is a short walk away.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
1st - Unit III	2,058	191.19	£80	£20.64	£15.66	£19,945.45	£239,345.40	Available
2nd - Unit 208	2,098	194.91	£80	£20.25	£15.66	£20,264.93	£243,179.18	Available
3rd - Unit 316	2,200	204.39	£80	£19.85	£15.66	£21,176.83	£254,122	Under Offer
Total	6,356	590.49	£80	£20.25	£15.66	£61,387.21	£736,646.58	

Features

Secure courtyard development
Exposed brickwork and beams
Stripped wooden flooring
Excellent daylight
Bike storage/ shower facilities
Café / restaurant on site
Meeting rooms
Air conditioning

EPC

On application

Terms

On application

VAT

On application

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