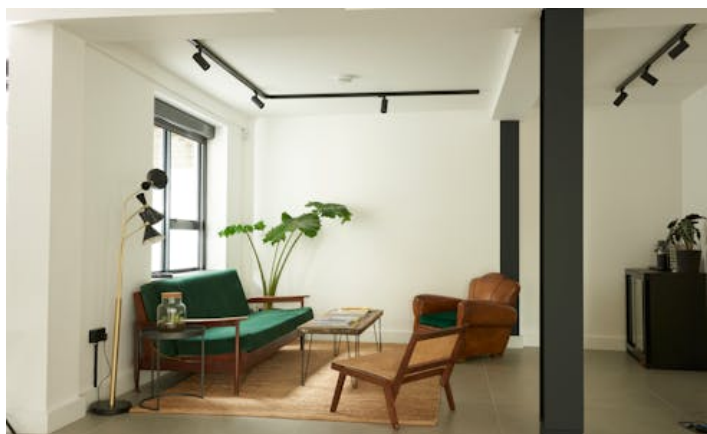


# ELLIS BROWN

## OFFICE TO LET

Self-contained showroom / studio space in a prominent corner building in Clerkenwell

25 Agdon Street, EC1V 0AZ  
903 sq ft



Ellis Brown  
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903 sq ft

### Description

25 Agdon Street offers a self-contained showroom / studio space benefitting from dual frontage onto both Percival Street and Agdon Street providing excellent natural light throughout. The space has been refurbished to a high standard featuring track lighting, stone tiled flooring and exposed brickwork.

Available on flexible terms by way of a sublease.

### Location

The property occupies a prominent corner position at the junction of Agdon Street and Percival Street, just off St. John Street. It benefits from excellent transport connectivity, with both Farringdon, Barbican and Angel stations within walking distance. These stations provide access to the Circle, Metropolitan, Hammersmith & City, Northern, and Elizabeth lines, as well as City Thameslink and National Rail services. The building is located a short walk from the bustling Exmouth Market which boasts a large array of gastro pubs, shops, cafes and restaurants.

### Accommodation

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	903	83.89	£50,000 /annum	£15.55	£12.78	£6,298.50	£75,581.99	Available
<b>Total</b>	<b>903</b>	<b>83.89</b>		<b>£15.55</b>	<b>£12.78</b>	<b>£6,298.50</b>	<b>£75,581.99</b>	

### Features

Self-contained  
Excellent natural light  
Extensive frontage  
Branding opportunities  
Flexible lease terms  
Service charge is exclusive of utilities

### EPC

C

### Terms

On application

### VAT

On application

### Contact

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