

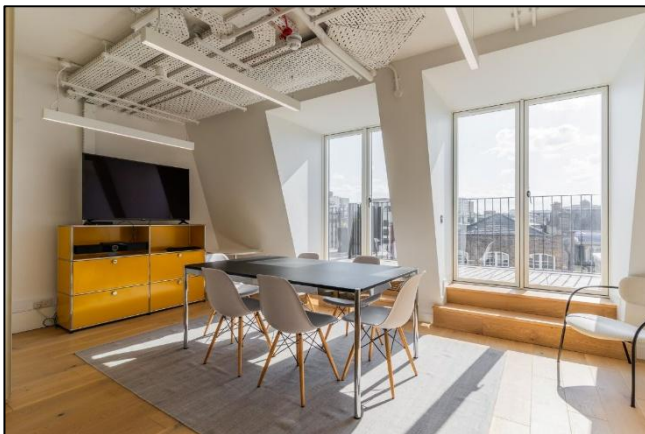
Commercial Office Space

989 sq. ft. / 91.88 sq. m.

Re-imagined townhouse offering stylish office space in Clerkenwell

# TO LET

18 Clerkenwell Close, Farringdon EC1R 0AA



## LOCATION

Superbly located in the heart of Farringdon, 18 Clerkenwell Close is nestled between creativity and culture. Known for its vibrant atmosphere, the neighbourhood boasts a wealth of food and beverage amenities and excellent connectivity across London and beyond.

St. James Church Garden is on the doorstep, providing a popular green space with an excellent coffee kiosk.

## TRANSPORT

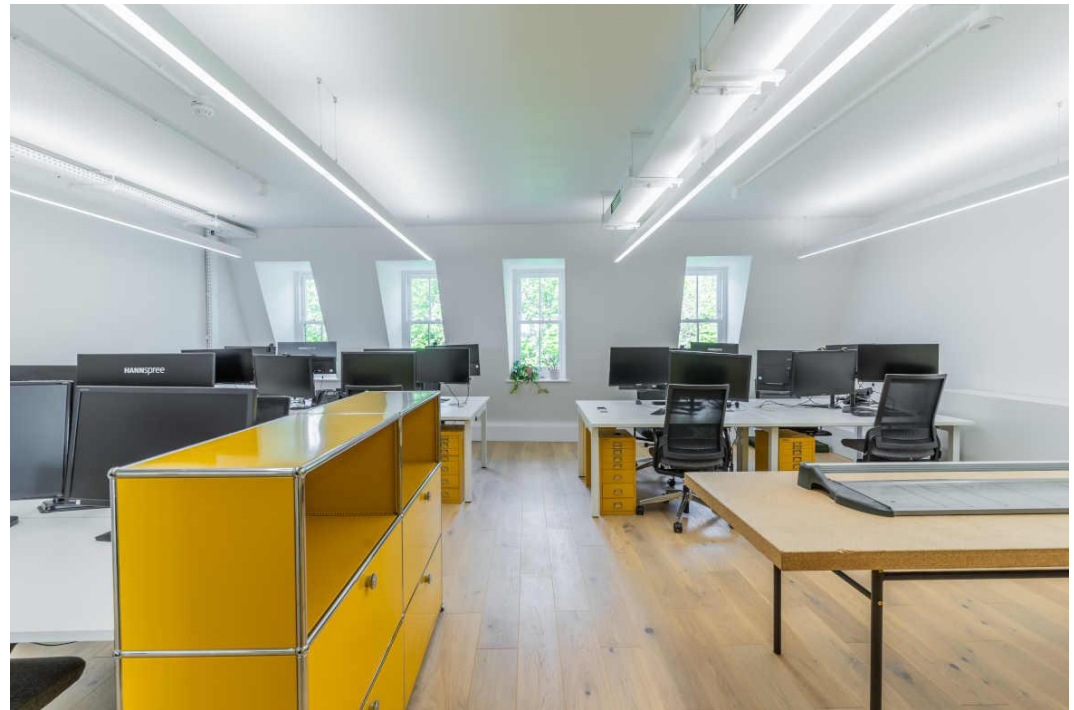
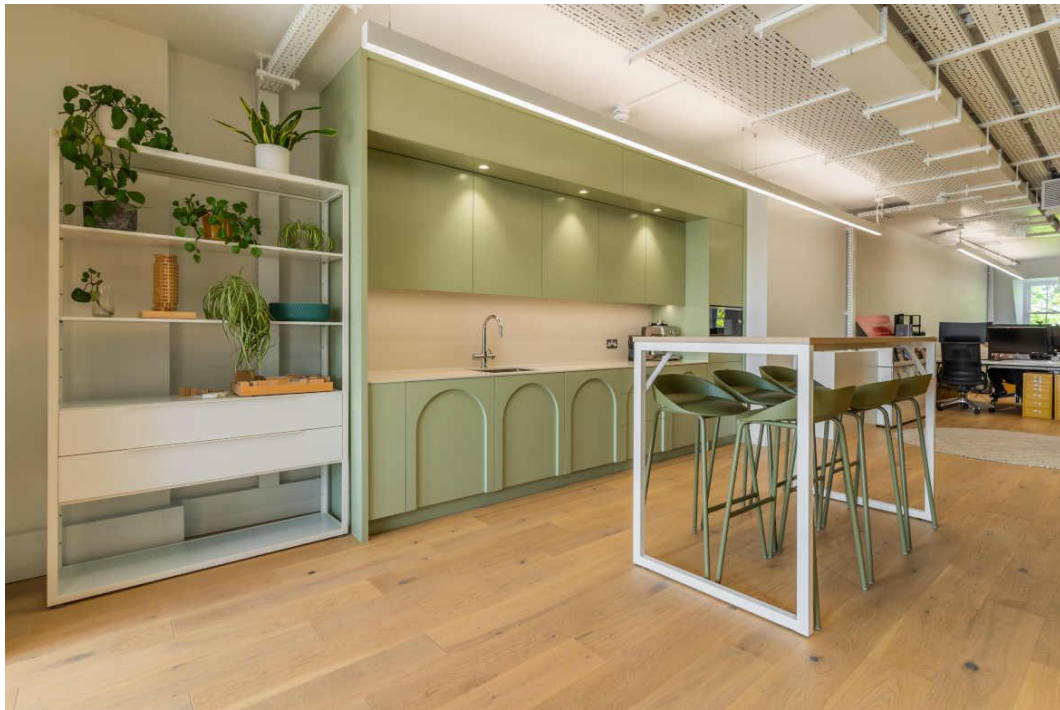
Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

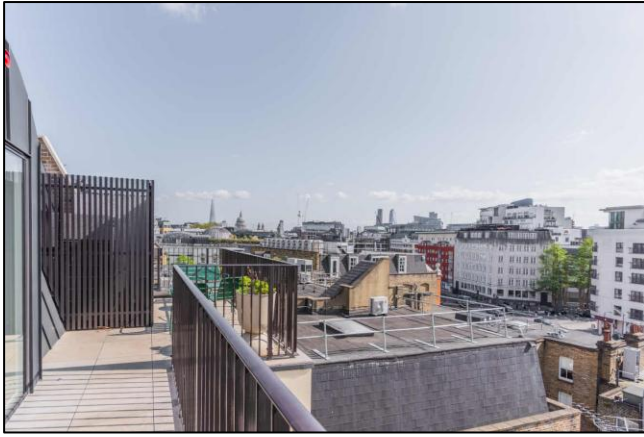
Barbican (Circle, Hammersmith & City and Metropolitan lines)

Chancery Lane (Central line)

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

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## DESCRIPTION

This top floor office is fully fitted and furnished and has a large terrace with stunning views of London. Bike store, shower & WC facilities are located within the building at lower ground level.

With considered design and first class finishing, this re-imagined Victorian building boasts style, function and charm.

The remodelled entrance provides a welcoming sense of arrival.

## HIGHLIGHTS

- Comprehensively re-developed building
- Overlooking St. James Church Garden
- Fully fitted & furnished
- Meeting room
- Timber flooring
- LED lighting
- VRF air conditioning & fresh air ventilation
- Fitted kitchenette
- Fibre connected
- End-of-trip facilities (bike store & showers)
- 8-person passenger lift
- Video entry phone system
- EPC rating of A (23) & BREEAM Excellent

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fourth	989	91.88

## LEASE

Available by way of assignment of existing lease expiring June 2028. Or by way of a new lease direct from the Freeholder.

## RENT

Per Annum	Per sq. ft.
£72,494	£73.30

## SERVICE CHARGE

Estimated service charge payable:

Per Annum	Per sq. ft.
£14,835	£15.00

## BUSINESS RATES

Estimated business rates payable for 2026/27:

Per Annum	Per sq. ft.
£27,198	£27.50

## TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£114,527	£9,544

## VAT

The property is elected for VAT.

## PLEASE CONTACT

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