

Commercial Office Space  
1,694 sq. ft. / 157.4 sq. m.

**Self-contained office building on St John's Square**

# TO LET

**1 Albemarle Way, Clerkenwell, London, EC1V 4JB**



## LOCATION

St. John's Square is located in the heart of historic Clerkenwell, moments from both Farringdon and Barbican Stations. This vibrant part of Clerkenwell is tremendously popular amongst creative, media and professional occupiers.

Local amenities are excellent with a huge variety of bars, restaurants, hotels, cafés and coffee shops, including; Clerkenwell & Social, Brewdog, Quality Chophouse, Luca, St. John, Smiths of Smithfield, The Zetter and The Zetter Townhouse.

## TRANSPORT

Farringdon (Metropolitan, Hammersmith & City, Circle Lines and Thameslink)

Barbican (Metropolitan, Hammersmith & City and Circle Line)

Angel (Northern Line)

Various bus routes available



## DESCRIPTION

This charming self-contained office building is arranged over five floors and has its own front door just off St John Square.

The accommodation is currently arranged as open plan with a welcoming reception area and a fitted kitchen.

The office is available for immediate occupation.

## AMENITIES

- Self-contained building
- Welcoming reception area
- Open plan
- Excellent natural daylight
- Fibre connectivity
- Perimeter trunking
- Central heating
- Large fitted kitchen
- 3 x W/C's
- Storage space in part basement

## APPROXIMATE FLOOR AREAS

Floor	Sq. ft.	Sq. m.
Third Floor	278	25.8
Second Floor	270	25.1
First Floor	270	25.1
Ground Floor	493	45.8
Basement	383	35.6
<b>Total</b>	<b>1,694 sq. ft.</b>	<b>157.4 sq. m.</b>

## LEASE

A new lease for a term by arrangement.

## RENT

£49,973 per annum / £29.50 per sq. ft.

## BUSINESS RATES

We understand the business rates payable for 2021/22 are £20,334.25 per annum / £12.00 per sq. ft.

Interested parties are expected to satisfy themselves in respect of business rates obligations, either via VOA or The London Borough of Islington.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## PLEASE CONTACT

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