



#### Location

Situated on the north side of Clerkenwell Road the building is prominently located, close to Farringdon Station. The area also benefits from a wealth of amenities, including Leather Lane food market amongst numerous other pubs, restaurants and coffee shops.

#### Transport

Farringdon Station (6 mins)

Barbican Station (17 mins)

#### Description

146-148 Clerkenwell Road offers bright, stylish media style offices in a prominent location on Clerkenwell Road.

## OFFICE TO LET

146-148 Clerkenwell Road, EC1R 5DG / 1,795 sq ft



### Features

Fully fitted  
Prime Clerkenwell location  
Newly refurbished  
Kitchenette  
Raised floor  
Air conditioning  
Partially fitted

### Floor Space

3rd	1,795 sq ft / 166.76 sq m
Total	1,795 sq ft / 166.76 sqm

### Service Charge

£12.06 per sq ft

### Business Rates

£18.68 per sq ft  
*(based upon Rateable Value: £65,500)*

Interested parties should confirm the business rates with the London Borough of Islington.

### Terms

New flexible lease terms are available.

### Rent

£45 per sq ft

### Contact

Lucy Cooper  
07922 584 901  
lcooper@ellisbrowncommercial.com

Chris Antoniou  
07789 888 971  
cantoniou@ellisbrowncommercial.com