

Commercial Office Space

640 – 1,350 sq. ft.

Warehouse style floors in a prime Clerkenwell location

TO LET

64 Clerkenwell Road, Clerkenwell, London EC1M 5PX



LOCATION

The property is located on the north side of Clerkenwell Road near the junction with St John Street. The immediate area boasts a wealth of independent cafés, restaurants and bars as well as being a short proximity to Farringdon and Barbican stations.

TRANSPORT

Farringdon (Circle, Elizabeth, Metropolitan, Hammersmith & City lines and National Rail)
Barbican (Circle, Metropolitan, Hammersmith & City lines)
Old Street (Northern line and National Rail)
Angel (Northern line)
Various bus routes



DESCRIPTION

These office floors provide open plan space.

With air conditioning, modern lighting and data cabling throughout, the floors offer a fantastic opportunity to occupy a warehouse style property near Farringdon station.

AMENITIES

- Open plan newly refurbished offices
- Prime Clerkenwell location
- Air conditioning & heating
- CAT 6 cabling
- Kitchenettes
- Modern LED lighting
- Exposed brick feature walls
- Townhouse style building

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	640	59.46
Second	710	65.96
Total	1,350	125.42

LEASE

New flexible lease terms are available

RENT

Floor	Per Annum	Per Sq. Ft.
Third	£28,800	£45
Second	£31,950	£45

SERVICE CHARGE

Floor	Per Annum	Per Sq. Ft.
Third	£4,992	£7.80
Second	£5,538	£7.80

RATES

Floor	Per Annum	Per Sq. Ft.
Third	£8,857.25	£13.83
Second	£10,229.50	£14.40

Interested parties must verify these figures from the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
Third	£42,643.20	£3,553.60
Second	£47,712.00	£3,976.00

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Alfie Newton

anewton@antonpage.com

Harrison Turner

hturner@antonpage.com