Commercial Office Space
770 – 1,670 sq. ft.
Flexible lease terms available - Bright, open plan office suites in prominent Clerkenwell former warehouse building

TO LET

1-5 Clerkenwell Road, Clerkenwell, London, EC1M 5PA



LOCATION

The building is situated on the junction of Clerkenwell Road and Goswell Road. This is a superb location in the heart of Clerkenwell, home to a vast variety of occupiers such as showrooms, media agencies, architects and tech related companies. The building is well positioned for transport with Barbican, Old Street and Farringdon Stations within close proximity.

TRANSPORT

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

Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.





DESCRIPTION

This prominent corner building provides cost effective office accommodation in a prime Clerkenwell location.

The office suites benefit from new modern light fittings, perimeter trunking and engineered timber floors, providing a bright, media style, open plan suites that would suit a variety of occupiers.

AMENITIES

- Prime Clerkenwell Location
- Refurbished entrance and common parts
- Passenger lift
- Excellent natural daylight
- Perimeter trunking
- Timber floors
- Kitchenette

AVAILABILITY

Studio	Size	Rent	Service Charge	Rates	Total Occupational Costs	
	Sq. Ft.	*Per Sq. Ft.*	*Per Sq. Ft.*	*Per Sq. Ft.*	*Per annum*	*PCM*
4R	770	£39.50	£4.00	£15.15	£45,159	£3,763.25
3W	900	£39.50	£4.00	£13.44	£51,246	£4,270.50

LEASE

Available on a new lease for a term by arrangement.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Ned Walters
nwalters@antonpage.com

Stephen Page
spage@antonpage.com