

Commercial Office Space

1,288 sq. ft. / 119.7 sq. m.

Creative unique office / showroom with outside terrace

TO LET

37 Central Street, Clerkenwell, London EC1V 8AB



LOCATION

The premises are located on the corner of Central Street and Bastwick Street close to the junction with Old Street. The office is situated in a vibrant district within close proximity to Clerkenwell, Old Street Roundabout and Shoreditch. There are a variety of cafes, restaurants and bars on the doorstep.

TRANSPORT

Old Street Station (Northern line and National Rail)

Barbican Station (Circle, Metropolitan and Hammersmith & City lines)

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

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

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DESCRIPTION

This self-contained ground floor office provides quirky, bright space with excellent floor to ceiling height throughout.

The space benefits from a meeting room in situ, with a modern kitchenette as well as a large outdoor courtyard area from its previous life.

The space will appeal to both office and showroom occupiers and is immediately available.

AMENITIES

- Self-contained, private entrance
- Excellent natural daylight
- Ceiling height 3.5 metres
- Redecorated
- Bar/ kitchen
- Outdoor private terrace
- Fibre broadband internet
- Male and female W/Cs
- Bike storage in yard
- Air conditioning & heating
- Private meeting room
- Underfloor power & network cabling

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	1,288	119.7

LEASE

New lease for a term by arrangement.

RENT & SERVICE CHARGE

Per annum	Per Sq. Ft.
£47,500	£36.88

BUSINESS RATES

Per annum	Per Sq. Ft.
£20,084.75	£15.59

TOTAL OCCUPATIONAL COSTS

Per annum	Per Calendar Month
£67,584.75	£5,632.06

VAT

The property is elected for VAT.

PLEASE CONTACT

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