

**17A CLERKENWELL
GREEN, ECI**

1,300 SQ FT

PRIME CLERKENWELL SELF CONTAINED OFFICE

BUILDING FOR RENT

CLERKENWELL , ECI





DESCRIPTION

Hidden away behind a period terrace office building fronting Clerkenwell Green, the property comprises a self-contained office building over ground, first and second floors, with a large private courtyard.

The building has recently undergone refurbishment with new flooring, a mix of timber effect and carpet, new kitchen and new LED lighting throughout. The top floor benefits from a timber pitched roof.

AMENITIES



EXCELLENT
TRANSPORT LINKS



24 HOUR ACCESS



COURTYARD



MEETING ROOMS



E CLASS USE



EXCELLENT
NATURAL LIGHT



SELF-CONTAINED



KITCHENETTE



LED LIGHTING

PRIME CLERKENWELL SELF CONTAINED OFFICE





TRANSPORT

Farringdon – 5 mins



Barbican – 7 mins



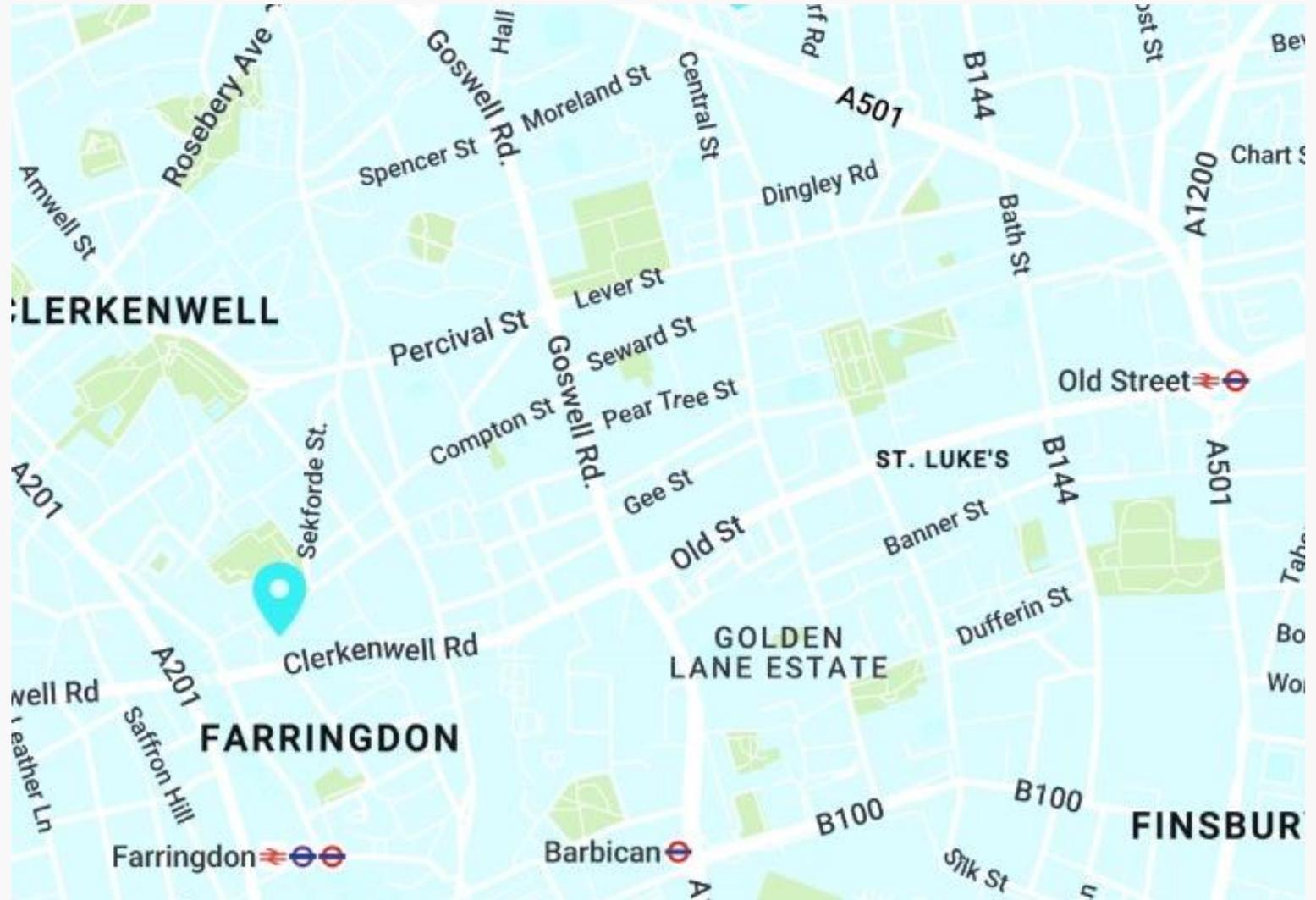
Chancery Lane – 15 mins



AREA

Situated close to the junction of Clerkenwell Green and Clerkenwell Road, in the heart of Clerkenwell and being a very short walk from Farringdon Station offering excellent transport links. The immediate area is surrounded by restaurants, bars and coffee shops.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Whole Building	1,300	Under Offer	£42.50	£14.00	£1.00	£6,229

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available early Summer 2025

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is not applicable.

MANAGED

The premises can be offered on a managed basis via www.baseoffices.london

VIEWINGS VIA SOLE AGENTS

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