

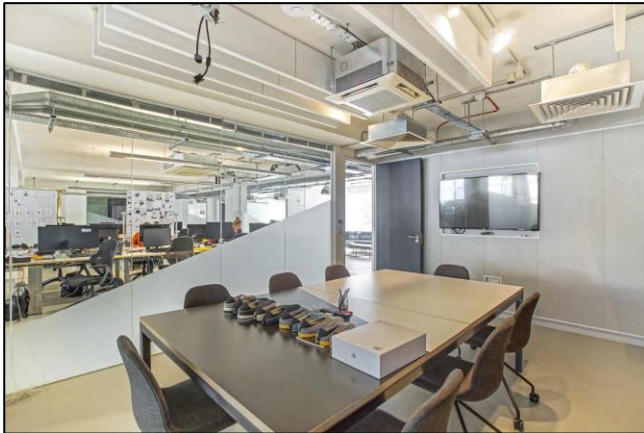
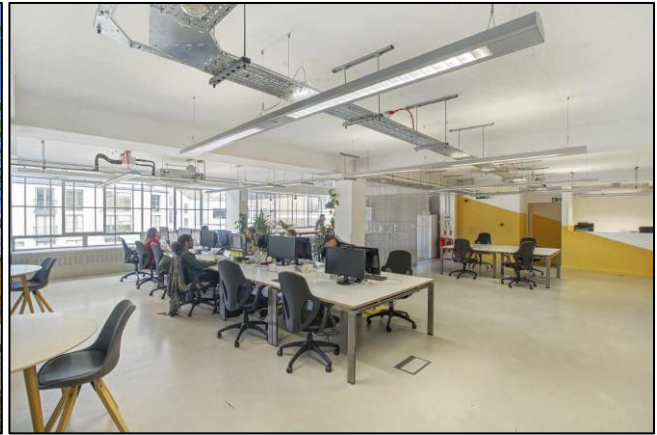
Commercial Office Space

4,470 sq. ft. / 415 sq. m.

Fully fitted Mid-Century office in Clerkenwell – Rent £47.50 per sq. ft.

# TO LET

63 Gee Street, Clerkenwell, London, EC1V 3RS



## LOCATION

63 Gee Street is centrally located in the area between Clerkenwell and Old Street Roundabout. The immediate surrounds benefit from a variety of restaurants, independent coffee shops and bars which have created a superb working and lifestyle environment. Transport links are excellent with Farringdon, Barbican, Old Street and St Pauls within walking distance.

## TRANSPORT

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



## DESCRIPTION

Located on the second floor of this Clerkenwell office building, the accommodation benefits from excellent natural light, suspended lighting, air conditioning and a fitted kitchenette.

This Mid-Century office building benefits from an original Terrazzo lined entrance, car parking and secure bicycle storage.

The office has been fully fitted out, ready for immediate occupation.

## AMENITIES

- Air conditioning
- Large boardroom
- 4 meeting rooms
- Video conferencing / phone rooms
- Open plan office area
- Fully fitted kitchen and breakout area
- Fibre connected
- Demised WCs & shower
- Secure bicycle storage
- Car parking
- Original Terrazzo lined entrance
- Industrial style passenger lift & goods lift

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	4,470	415

## LEASE

A new flexible lease is available.

## RENT

Per sq. ft.	Per Annum
£47.50	£212,325

## SERVICE CHARGE

Per sq. ft.	Per Annum
£3.30	£14,769

## BUSINESS RATES

We understand that the rates payable for 2023/24 equate to:

Per sq. ft.	Per Annum
£18.90	£84,480

Interested parties must contact The London Borough of Islington to satisfy themselves to the accuracy of these figures.

## TOTAL OCCUPATIONAL COSTS

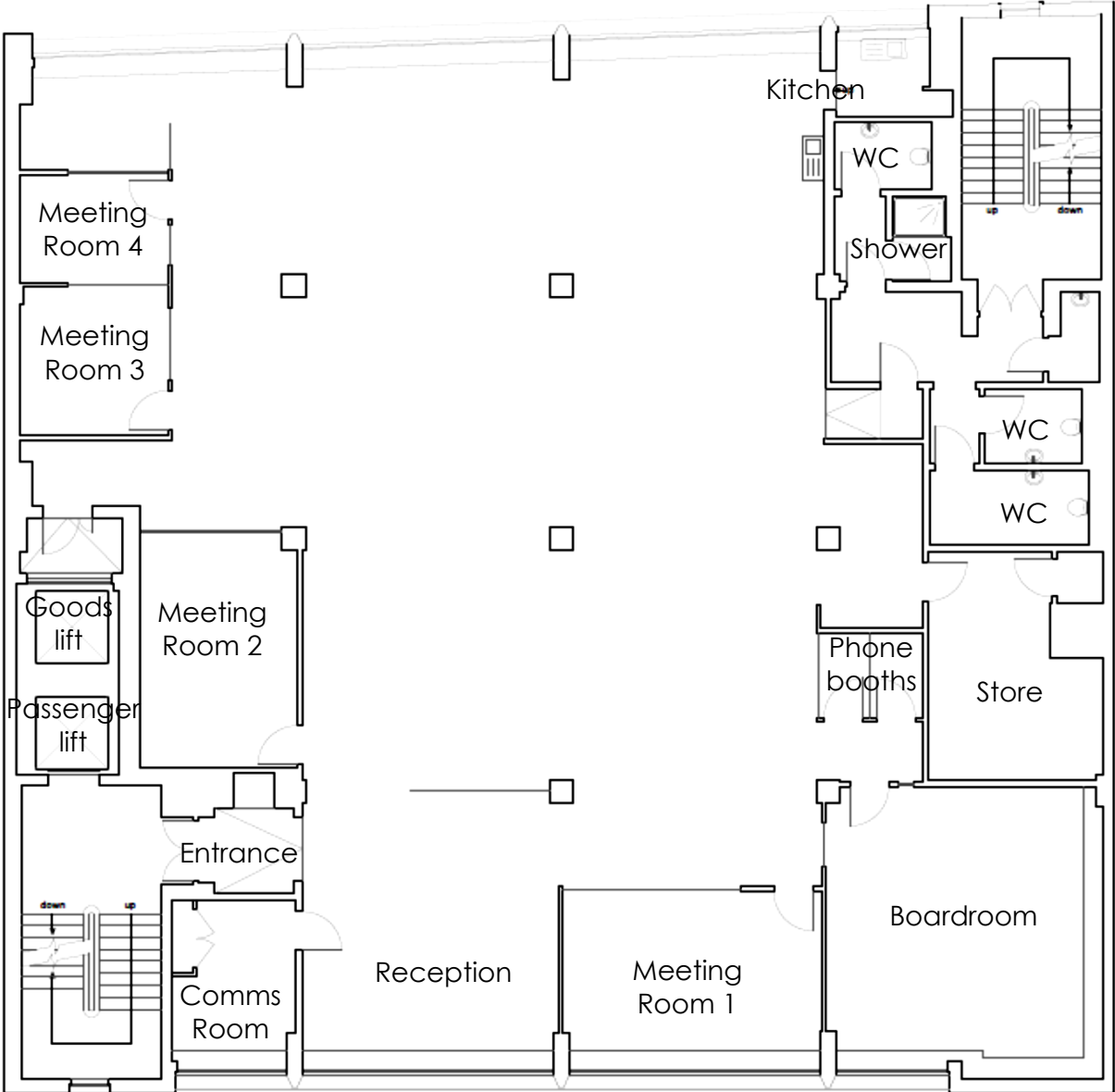
Per Annum	Per Month
£311,574	£25,965

## PLEASE CONTACT

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**FLOOR PLAN**



**GEE STREET**

Second Floor