

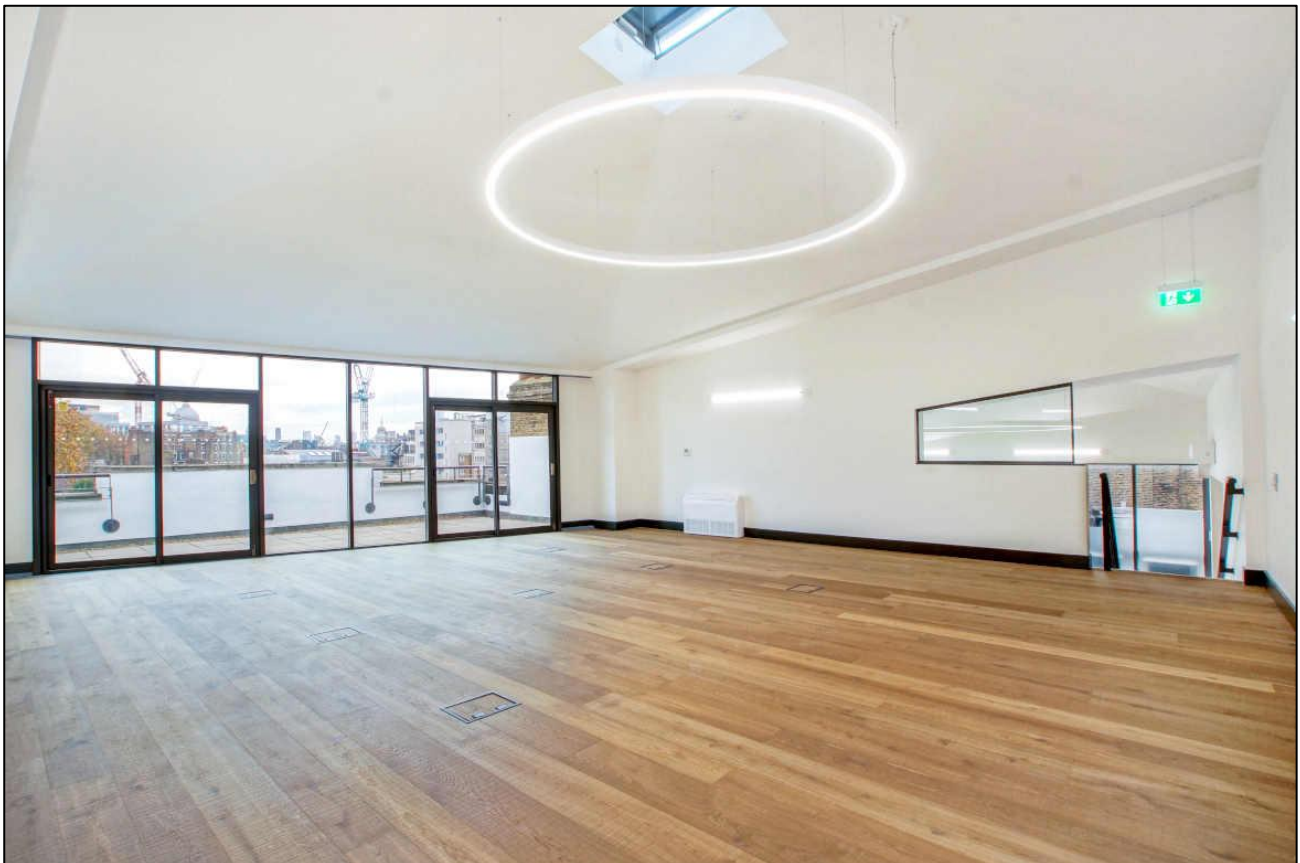
Office Space

2,109 sq. ft. / 196 sq. m.

Superb penthouse with 3 roof terraces in a prime Clerkenwell location

TO LET

3 Sutton Lane, Clerkenwell, London, EC1M 5PU



LOCATION

Sutton Lane is a charming courtyard linking Great Sutton Street with Clerkenwell Road in the heart of Clerkenwell's creative quarter. The area is home to more creative occupiers per square mile than anywhere else in the world. When it comes to bars, restaurants and coffee shops you are spoilt for choice with the likes of the following being immediately accessible, Brutto, Luca, Sessions Arts Club, The Zetter Townhouse, The Coach and St. JOHN. There are also plenty of pubs to choose from and Waitrose in a two-minute walk.

TRANSPORT

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

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Old Street (Northern line and National Rail)





DESCRIPTION

This is an outstanding penthouse office within a converted warehouse building on one of the best streets in Farringdon and Clerkenwell.

The office provides open plan accommodation with a dedicated fibre line, fully cabled timber floors, comfort cooling, feature walls, fitted kitchens and three demised roof terraces.

The ground floor provides bike storage as well as shower and locker facilities and a dedicated bike entrance.

AMENITIES

- Stylish client facing entrance
- 3 x roof terraces
- Lift accessibility
- LED lighting throughout
- Raised access timber floors
- Fully cabled for power and IT
- Dedicated fibre line
- Comfort cooling
- New fitted kitchen
- 2 x demised W/Cs
- Showers & lockers
- Secure bike store

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fourth	2,109	196

LEASE

A new lease available for a term by arrangement.

RENT

Per sq. ft.	Per Annum
£65.00	£137,085

SERVICE CHARGE

Per sq. ft.	Per Annum
£6.35	£13,392

RATES

The estimated rates payable for 2023/24 are:

Per sq. ft.	Per Annum
£14.44	£30,464

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

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Month	Per Sq. Ft
£180,931	£15,078	£85.79

PLEASE CONTACT

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