ELLIS BROWN

OFFICES TO LET

Old School Building, 1 Naoroji Street, WC1X 0GB
651 - 6,083 sq ft

Characterful office space benefitting from excellent natural light, private garden area and substantial ceiling heights throughout.







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Description

1 Naoroji Street is an impressive building with a staffed reception, large lobby area with triple height ceiling, as well as a substantial courtyard at the rear of the building and end of trip facilities. We have a range of spaces which all benefit from abundant natural light, excellent ceiling height and characterful features. The building is steeped in history and was the first HQ of the NHS.

Location

1 Naoroji Street is one of Clerkenwell's most charming streets, approximately 10 minutes walk from Farringdon Station as well as King's Cross and Angel. The immediate area is comprised by tree-lined avenues which host a range of restaurants and cultural hotspots in the immediate vicinity with Farringdon's famous Exmouth Market only a short walk away.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground - North	2,190	203.46	£35 /sq ft	£18	£8.85	£11,287.63	£135,451.50	Available
Ground - South	2,943	273.41	£35 /sq ft	£18	£8.85	£15,168.71	£182,024.55	Available
Ground - South Front	651	60.48	£35 /sq ft	£18	£8.85	£3,355.36	£40,264.35	Available
Unit - Garden	950	88.26	£19.50 /sq ft	£12.50	£8.85	£3,233.96	£38,807.50	Available
Total	**6,734**	**625.61**		**£16.63**	**£8.85**	**£33,045.66**	**£396,547.90**	

Features

Generous ceiling height (3.5m+)

Private courtyard garden

Staffed reception

Fitted meeting rooms

Bicycle storage & Shower facilities

New LED Lighting

Triple height atrium

Partially Air conditioned

EPC

On application

Terms

On application

VAT

On application

Contact

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