



1 Albemarle Way EC1V 4JB

**Attractive Self-
contained period office
building in the heart of
Clerkenwell a short walk
from Farringdon Station**

**1,595 sq ft
(148.18 sq m)**

- Period features
- Great natural light
- Self contained
- Air conditioning in part
- Close to local amenities

1 Albemarle Way, London, EC1V 4JB

Description

This period property has recently undergone a full re-decoration so is fully ready for occupation. Accessed via its own front door which leads straight into a large open open plan ground floor benefiting from great ceiling heights, laminated timber flooring and large sky lights to the rear. This floor would be ideal for a small showroom with access to the lower and upper floors via a central stairwell. The upper floors benefit from great natural light front a back with views into St Johns Square and the Priory Church Gardens to the rear. The WC's and Kitchen are all located in the lower floor alongside a large storage room or lower meeting space with ventalation.

Location

Located in the heart of Clerkenwell close to the junction with Clerkenwell Road and around the corner from the attractive Clerkenwell Green. Farringdon and Barbican stations are both within 7-10 minute walks providing access to Thames link, London Underground and the upcoming Elizabeth Line (Cross Rail) There is an eclectic mix of bars, cafes and restaurants on the door step of Albemarle Way.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Basement	379	35.21	Available
Ground	400	37.16	Available
1st	247	22.95	Available
2nd	279	25.92	Available
3rd	290	26.94	Available
Total	1,595	148.18	

Specification

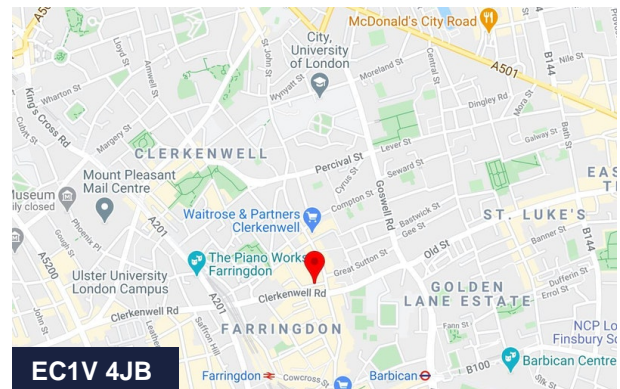
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Viewings

Strictly by prior appointment with Stirling Ackroyd and joint agents Anton Page

Terms

A new full repairing and insuring lease for a term to be agreed



Summary

Available Size	1,595 sq ft
Rent	£29.50 per sq ft
Rates Payable	£13.08 per sq ft
Rateable Value	£40,750
Service Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



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