ELLIS BROWN

OFFICE TO LET

39 Moreland Street, EC1V 8BB
2,753 sq ft

Newly refurbished, media style, bright office space, with characterful features.







Ellis Brown
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Description

This self-contained, media style office has recently undergone a refurbishment and benefits from extensive natural light throughout with windows on all elevations. The building itself is full of character, being a converted chapel, and the demise has exposed brick, generous ceiling heights. The space is delivered fully fitted and furnished, with a large meeting room, kitchenette and demised WCs.

Location

39 Moreland Street is situated in a well-established commercial location within the Clerkenwell/Farringdon area. The surrounding area offers an exceptional mix of independent cafés, restaurants, bars and local amenities, with the wider area providing a strong creative and commercial occupier base. The property is well connected, with Angel, Farringdon and Old Street stations all within easy reach, providing excellent access across London.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Lower Ground	2,753	255.76	£37.50	£14.91	£8	£13,859.06	£166,308.73	Available
Total	**2,753**	**255.76**	**£37.50**	**£14.91**	**£8**	**£13,859.06**	**£166,308.73**	

Features

- Newly refurbished
- Great natural light
- Kitchenette
- Demised WCs
- Large meeting room
- Fully fitted
- Exposed brick wall
- Generous ceiling heights

EPC

On application

Terms

On application

VAT

On application

Contact

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