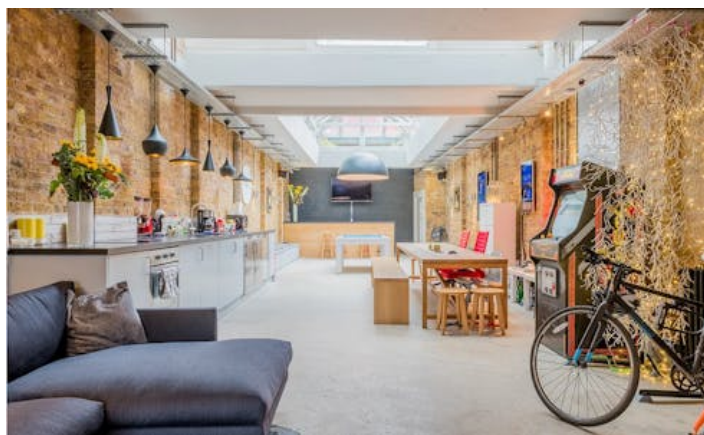


ELLIS BROWN

/ SERVICED OFFICE TO LET

Fully managed and serviced office suites with a roof terrace in the heart of Clerkenwell with up to 3,000 sq ft available for tenants

26 Britton Street, EC1M 5UD
550 - 1,200 sq ft



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Description

26 Britton Street offers fully managed and serviced office suites on flexible lease terms for occupiers. The floors are fully fitted with exposed brickwork and excellent natural light. Tenants in the building benefit from 3,000 sq ft of communal facilities at no extra cost which includes meeting rooms, extensive breakout space, stocked kitchen and bar, a roof terrace, bike storage and shower facilities.

The 1st and 3rd floors are available to rent on an all inclusive basis for £5,500 PCM and the 4th floor on an all inclusive basis for £4,000 PCM.

Location

The building is located on the East side of Britton Street running parallel to Turnmill Street and adjacent to Clerkenwell Road. The area is characterized by design, architecture, technology and media companies. Local occupiers benefit from a wide variety of cafes, bars and restaurants in the immediate vicinity.

Accommodation

Name	sq ft	sq m	Rent	Total month	Total year	Availability
1st	650	60.39	£6,500 /month all inclusive	£6,500	£78,000	Available
3rd	650	60.39	£6,500 /month all inclusive	£6,500	£78,000	Available
4th	550	51.10	£4,000 /month all inclusive	£4,000	£48,000	Available
Total	1,850	171.88		£17,000	£204,000	

Features

Prime Clerkenwell location
Fully furnished
Fibre connected
Onsite manager
Fully stocked kitchen & bar
Meeting rooms
Bike storage and shower facilities
3,000 sq ft of communal space

EPC

On application

Terms

On application

VAT

On application

Contact

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