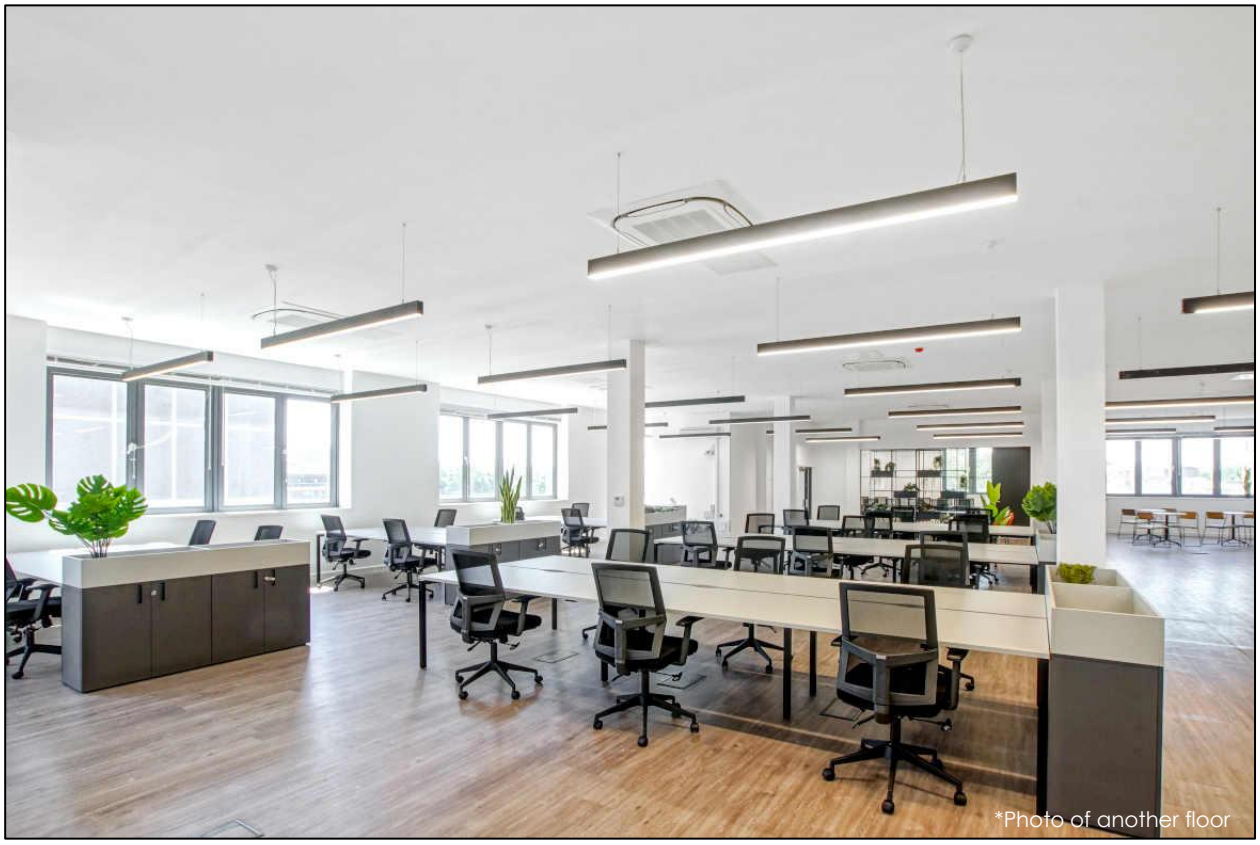
Commercial Office Space
3,750 sq. ft. / 348 sq. m.
Clerkenwell office available for immediate occupation

TO LET

142 Central Street, Clerkenwell, EC1V 8AR


*Photo of another floor

LOCATION

The building is located at the northern end of Central Street close to the junction with City Road. Angel underground station is within close proximity and offers an abundance of amenities with many shops, bars and restaurants.

TRANSPORT

Angel (Northern line)
Old Street (Northern Line and National Rail)
Barbican (Circle, Hammersmith & City and Metropolitan lines)
Santander Cycles
Various bus routes

Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.

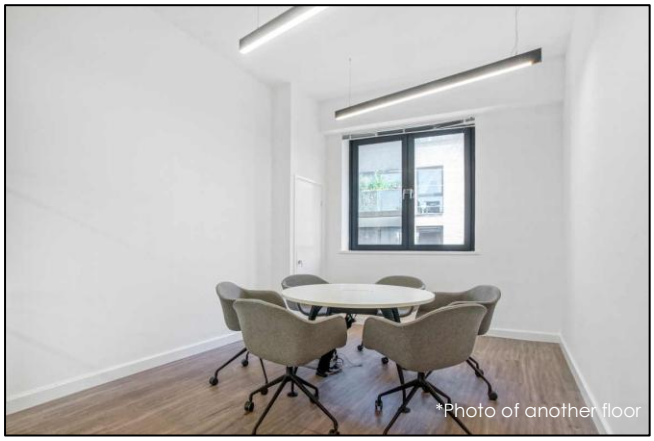



*Photo of another floor


*Photo of another floor


*Photo of another floor





DESCRIPTION

The offices is located on the fourth floor of this former industrial building and provides a great open plan creative office space.

The floor is delivered as fitted with excellent natural daylight from windows on three elevations, excellent floor to ceiling heights, exposed services, demised W/Cs and meeting rooms.

AMENITIES

- Air-conditioning
- Fully accessible raised floor
- LED lighting
- Meeting rooms
- Male & female W/C's
- Entry phone system
- Excellent natural daylight
- Passenger lift
- Fitted kitchenette
- Goods lift
- Loading bay

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fourth	3,750	348

LEASE

A new lease available until 29th June 2027.

RENT

Per Annum*	Per Sq. Ft.*
£73,125	£19.50

SERVICE CHARGE

Per Annum*	Per Sq. Ft.*
£18,750	£5.00

BUSINESS RATES (2025/26)

Per Annum	Per Sq. Ft.
£56,250	£15.00

Interested parties should verify these figures with the London Borough of Islington or visit www.gov.uk.

TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£148,125	£12,344

PLEASE CONTACT

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*VAT is payable on Rent & Service Charge