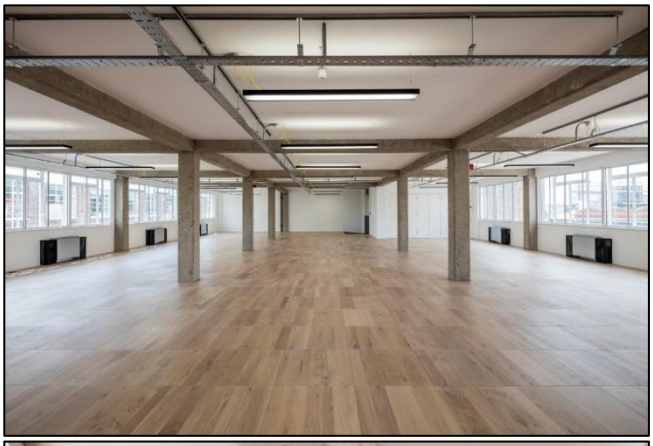
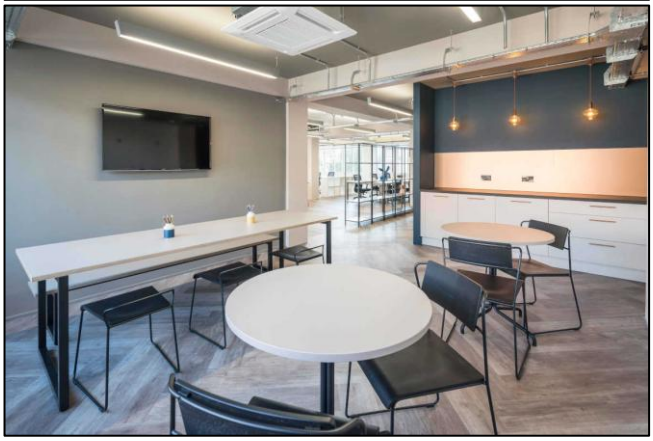
Commercial Office Space
3,092 sq. ft. / 287.26 sq. m.
First floor office available to a bespoke fitted and furnished layout

TO LET

77 Bastwick Street, Clerkenwell, EC1V 3PS



LOCATION

Situated on the south side of Bastwick Street which is close to the junction of Goswell Road and Clerkenwell Road, the building is positioned to benefit from the wide variety of cafes, bars and restaurants in the immediate vicinity. Barbican, Farringdon and Old Street Stations are easily accessible by foot and the location benefits from various links to The City and West End.

TRANSPORT

Barbican (Circle, Hammersmith & City and Metropolitan lines)
Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Old Street (Northern line and National Rail)

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.





DESCRIPTION

A 1960's office building which provides a great open floor plate with excellent natural daylight and dual aspect windows running the entire length of the floor on both elevations.

The first floor will be refurbished to provide a fully fitted and furnished workspace, including meeting rooms, breakout spaces and a fully fitted kitchen.

A proposed layout plan is attached.

AMENITIES

- Newly refurbished floor
- Fully fitted and furnished
- 30-38 desks
- 2x meeting rooms
- Break out area with soft seating
- Informal touchdown areas
- New fully fitted kitchen
- Cabling and power in situ
- Exposed concrete columns and beams
- Air conditioning
- Showers and bicycle racks
- Communal roof terrace
- Commissionaire
- Car parking available

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	3,092	287.26

LEASE

A new flexible lease term is available.

RENT

Per Annum	Per sq. ft.
£200,980	£65.00

SERVICE CHARGE

Per Annum	Per sq. ft.
£27,203	£8.80

BUSINEES RATES (2026/27)

Per Annum	Per sq. ft.
£58,080	£18.78

Interested parties should verify these figures with the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£286,263	£23,855

PLEASE CONTACT

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COMPTON 020 7101 2020

PROPOSED LAYOUT PLAN

