

Tel: 020 7336 1313

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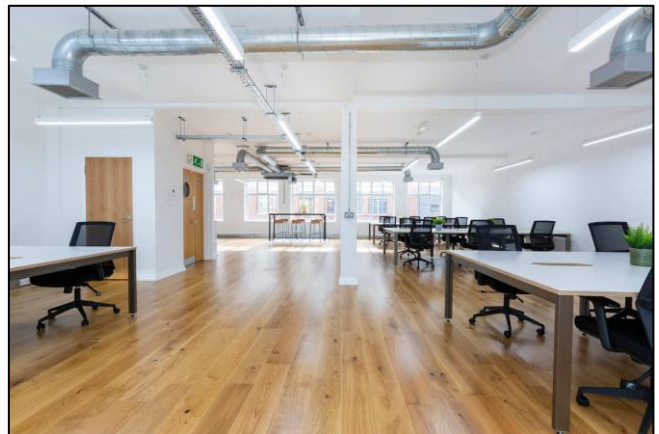
Commercial Office Space

1,846 sq. ft. / 171.50 sq. m.

Newly refurbished Clerkenwell warehouse office suites available

TO LET

33 Great Sutton Street, Clerkenwell EC1V 0DS



LOCATION

Great Sutton Street is home to an array of creative office occupiers and there is an established showroom community. When it comes to bars, restaurants and coffee shops you are spoilt for choice, a few examples in the immediate vicinity include; The Sutton Arms, The Slaughtered Lamb, Breddos Tacos, Pret A Manger and The Salad Kitchen.

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)

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

The floors have been refurbished to provide stylish, open plan warehouse style office accommodation with comfort cooling, a kitchenette and perimeter trunking.

The unit has been furnished to provide 30 desks, breakout seating and a meeting room.

The offices are available for immediate occupation.

AMENITIES

- Wooden flooring
- Galvanised trunking
- Comfort cooling
- Excellent natural light
- Modern LED lighting
- Fitted kitchenette
- Passenger lift
- Entry phone system
- Shower facilities

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	1,846	171.50

LEASE

A new lease is available for a term by arrangement.

RENT

Per sq. ft.	Per Annum
£59.50	£109,837.00

SERVICE CHARGE & INSURANCE

Per sq. ft.	Per Annum
£9.13	£16,860.68

RATES

The estimated rates payable for 2024/25 are:

Per sq. ft.	Per Annum
£19.39	£35,797.50

Interested parties must verify these figures from the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Month
£162,495.18	£13,541.27

PLEASE CONTACT

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