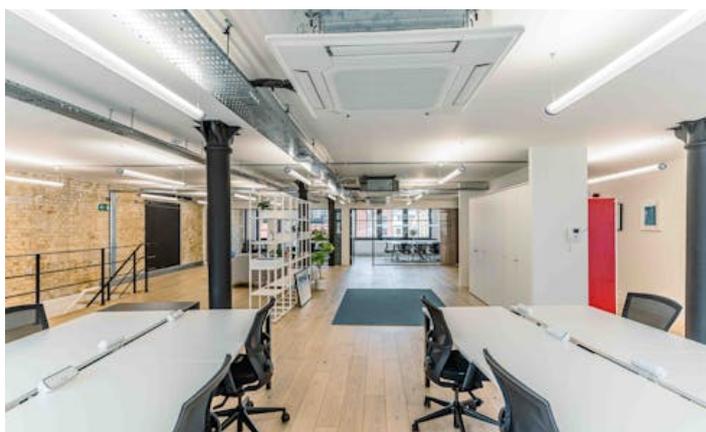
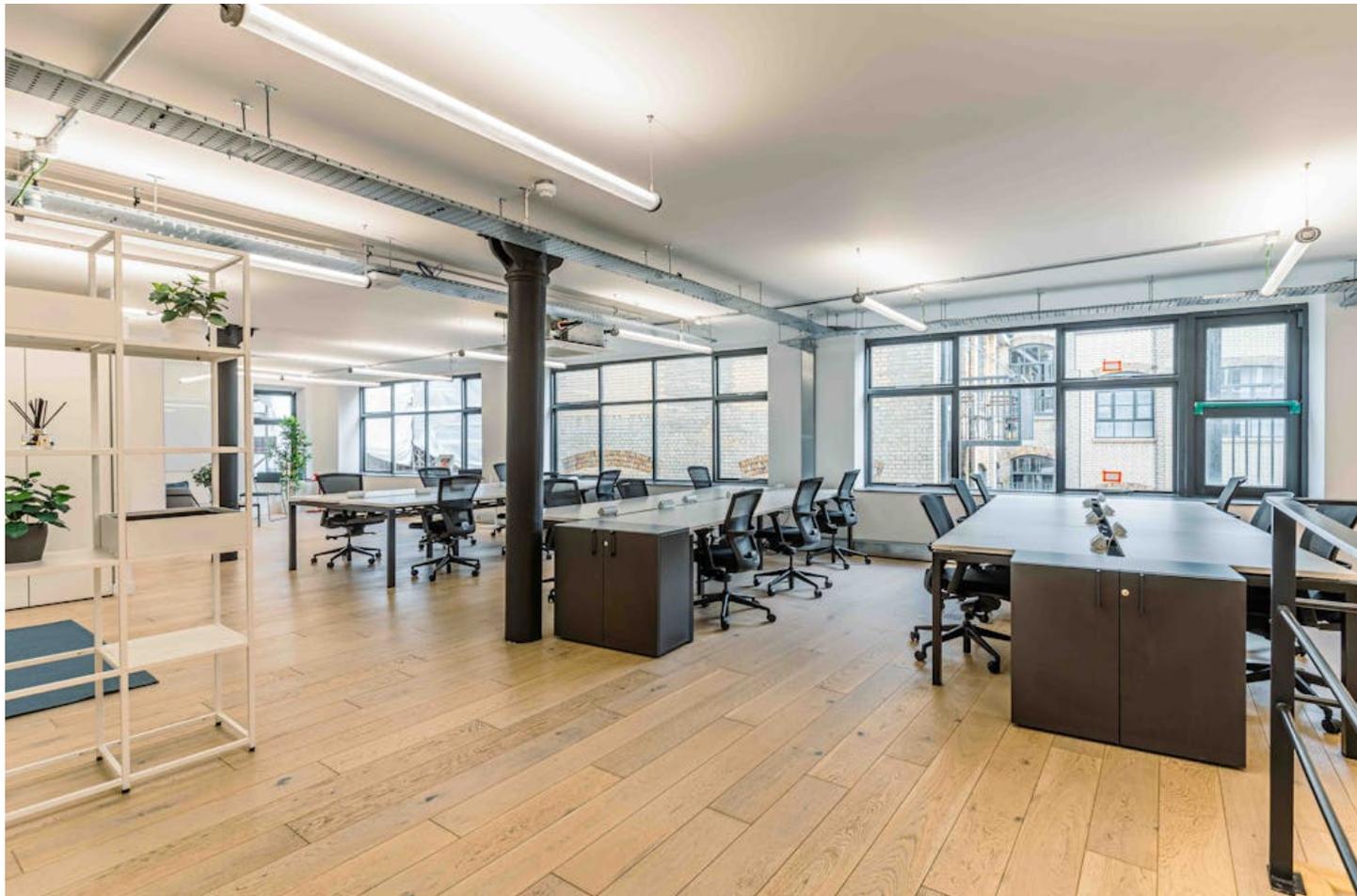


ELLIS BROWN

OFFICES TO LET

Fully fitted interconnecting duplex office space benefitting from abundant natural light in a converted warehouse building.

Parchment House, 13 Northburgh Street, EC1V
OJP
2,250 - 6,714 sq ft



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2,250 - 6,714 sq ft

Description

Parchment House is classically beautiful converted warehouse building offering bright and efficient office accommodation on the upper floors. The 2nd & 3rd floors comprise a characterful interconnecting office space benefitting wooden flooring, modern LED strip lighting and exposed brickwork. The space has been furnished with a practical design led fit-out providing a turnkey solution for immediate occupancy.

We have spaces ranging from 2,251 sq. ft. - 4,461 sq. ft. available.

Location

Parchment House occupies a prominent position on Northburgh Street which is one of Clerkenwell's most sought after locations, where timeless converted warehouse buildings are home to some of London's most renowned showrooms, as well as who's who of respected architects, tech firms and media agencies.

The building benefits from exceptional transport links with Farringdon Station only a short walk away, providing a seamless travel experience for all as one of London's most accessible and well-connected stations.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Unit - 2nd & 3rd (Duplex)	4,461	414.44	£65	£21.79	£7.33	£34,989.11	£419,869.32	Available
1st	2,253	209.31	£65	£21.52	On Application	£16,244.13	£194,929.56	Available
Total	6,714	623.75	£65	£21.66	£7.33	£51,233.24	£614,798.88	

Features

2,250 sq. ft. - 4,461 sq. ft. available

Design lead fit-out

Abundant natural light

Shower facilities

Converted warehouse building

Wood flooring

LED strip lighting

Air conditioning

EPC

B (38)

Terms

On application

VAT

Applicable

Contact

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