

60-66 SAFFRON  
HILL, ECI

1,287 SQ. FT  
GROUND FLOOR SHOWROOM/MEDIA  
STYLE WORKSPACE  
CLERKENWELL, ECI



## DESCRIPTION

Occupying the ground floor within a mixed-use building, the premises offers good light and ceiling height and should be of strong interest to media, tech, and creative occupiers. The ground floor presence and glass frontage offers a perfect opportunity for retailers looking for a private showroom premises. The unit is fully self-contained with a kitchenette and demised WC's.

## AMENITIES



24 HOUR ACCESS



AIR  
CONDITIONING



E CLASS USE



MEETING ROOMS



PARKING



EXCELLENT  
NATURAL LIGHT



EXCELLENT  
TRANSPORT LINKS



OPEN PLAN



GREAT CEILING  
HEIGHTS

## GROUND FLOOR SHOWROOM/MEDIA STYLE PREMISES





## TRANSPORT

Farringdon - 4 mins



Barbican - 12 mins



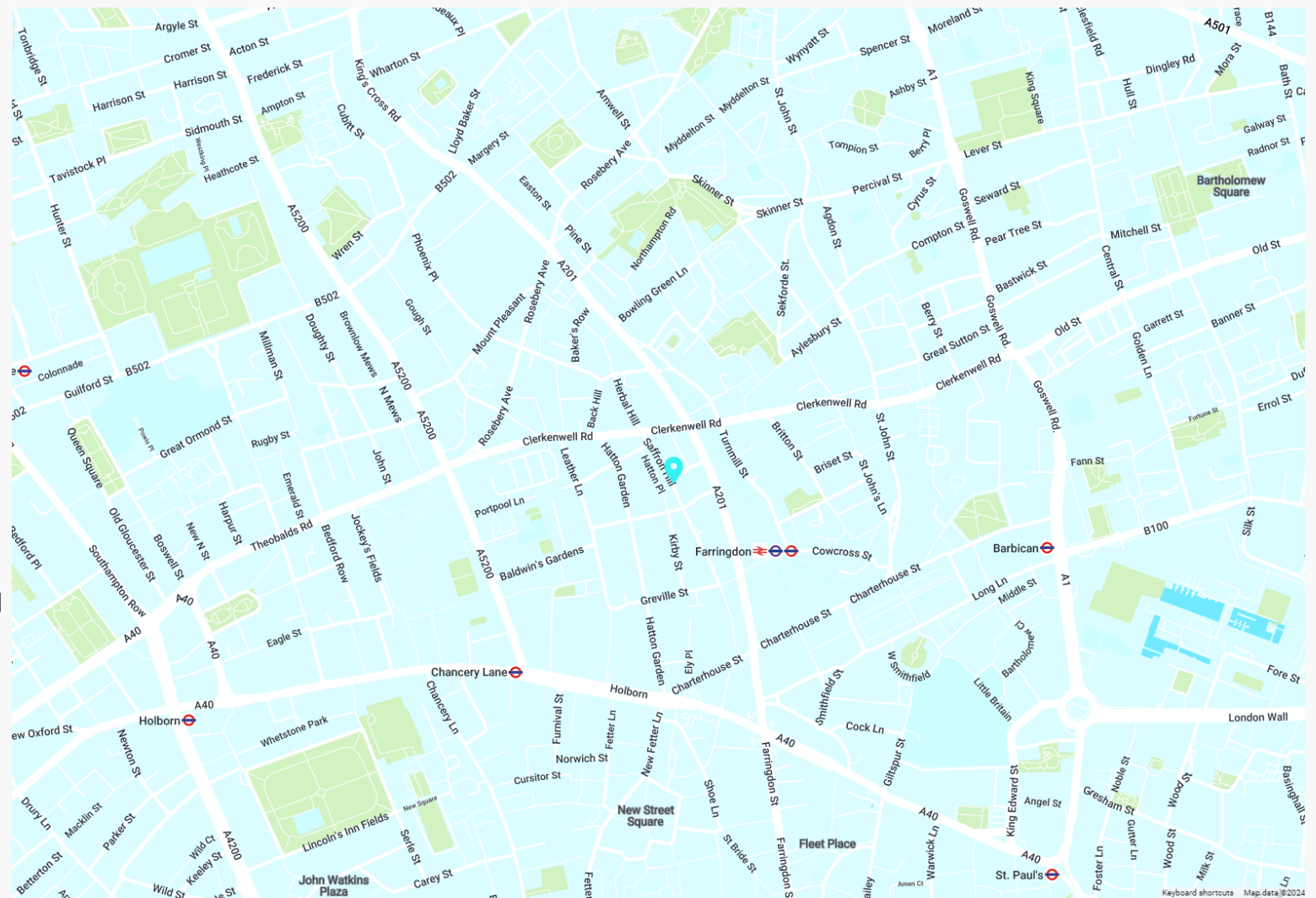
Chancery Lane - 16 mins



## AREA

Located in the heart of Clerkenwell, just minutes away from Farringdon Station. The premises is surrounded by several established and creative occupiers with numerous eateries, bars and public spaces. Farringdon Station provides excellent transport links benefitting from Circle, Hammersmith & City, Metropolitan and Thameslink lines.

## LOCATION



## AVAILABILITY

| UNIT         | SIZE (SQ FT) | STATUS    | RENT (PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|--------------|--------------|-----------|------------|-------------|----------------------|-------------|
| Ground Floor | 1,287        | Available | £39.50     | £17.00      | £5.40                | £6,638.75   |

### LEASE

Available by way of sublease or assignment. A new lease may also be negotiable.

### TIMING

Available immediately.

### CONTENT

View on our website



### RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

### VAT

VAT is applicable.

### MANAGED

The premises can be offered on a managed basis via [www.baseoffices.london](http://www.baseoffices.london)

# VIEWINGS VIA JOINT SOLE AGENTS

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