

Tel: 020 7336 1313

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**ANTON
PAGE** 

Commercial Office Space

1,565 – 3,130 sq. ft.

Newly refurbished Clerkenwell warehouse office suites available

TO LET

26-27 Great Sutton Street, Clerkenwell EC1V 0DS



LOCATION

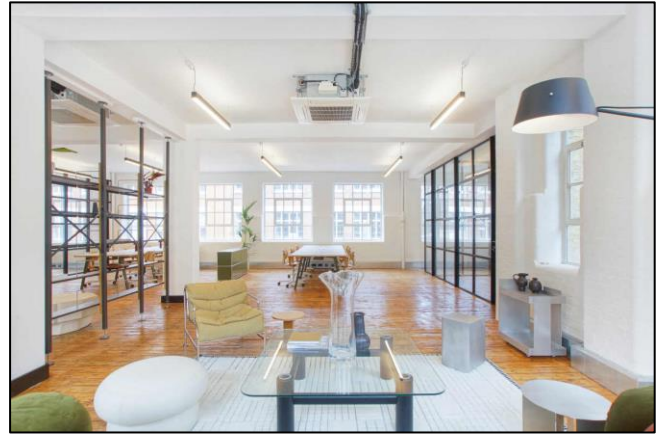
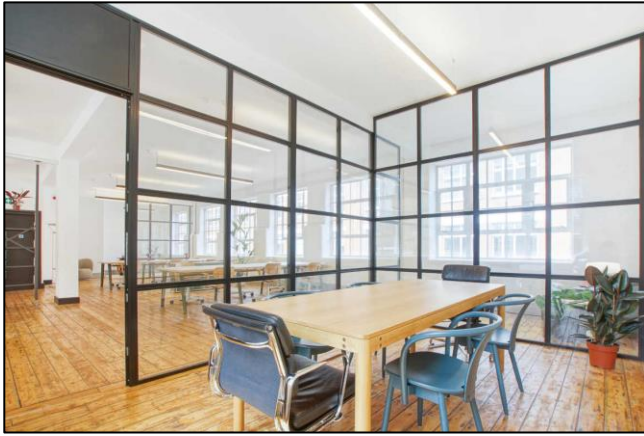
Great Sutton Street is home to an array of creative office occupiers and there is an established showroom community. When it comes to bars, restaurants and coffee shops you are spoilt for choice, a few examples in the immediate vicinity include; The Sutton Arms, The Slaughtered Lamb, Breddos Tacos, Pret 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 loft style office accommodation with comfort cooling, a kitchenette and demised W/C's.

The demise boasts excellent floor to ceiling heights and levels of natural daylight.

The offices are available for immediate occupation.

AMENITIES

- 3-meter floor to ceiling height
- Original timber flooring
- Galvanised trunking
- New comfort cooling
- Excellent natural light
- Up-down lighting
- Cat 6 cabling
- Central heating
- Fitted kitchenette
- Passenger lift
- Crittal style meeting room
- Entry phone system

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	1,565	145.39
First	1,565	145.39
Total	3,130	290.78

LEASE

A new lease(s) available for a term by arrangement.

RENT

Floor	Per sq. ft.	Per Annum
Second	£60.00	£93,900
First	£60.00	£93,900
Total	£60.00	£187,800

SERVICE CHARGE

Floor	Per sq. ft.	Per Annum
Second	£8.15	£12,755
First	£8.15	£12,755
Total	£8.15	£25,510

RATES

The estimated rates payable for 2023/24 are:

Floor	Per sq. ft.	Per Annum
Second	£17.17	£26,880
First	£17.17	£26,880
Total	£17.17	£53,760

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

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Month
Second	£133,526	£11,127
First	£133,526	£11,127
Total	£267,052	£22,254

PLEASE CONTACT

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