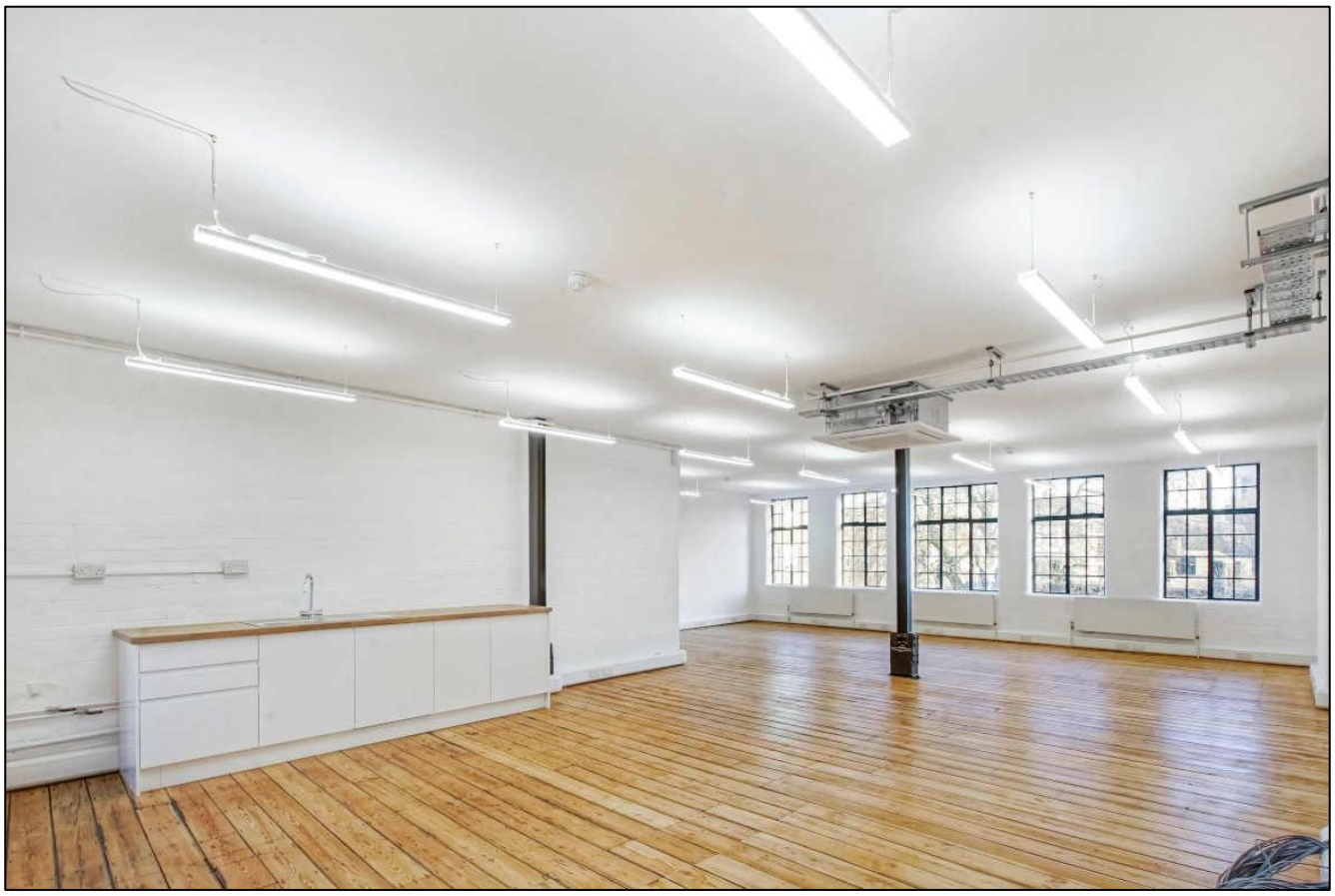
Commercial Office Space
890 sq. ft. / 82.68 sq. m.
Newly refurbished office in a prime Clerkenwell location

TO LET

56-58 Clerkenwell Road, Clerkenwell EC1M 5PX



LOCATION

The building is located on the north side of Clerkenwell Road close to the junction with St John's Street. The immediate area offers a huge variety of amenities including the numerous cafés, bars and restaurants of Clerkenwell. There are also independent shops alongside Waitrose and The Zetter Townhouse. Farringdon and Barbican Stations are also just a short walk away.

TRANSPORT

Farringdon (Circle, Elizabeth, Metropolitan, Hammersmith & City lines and National Rail)
Barbican (Circle, Metropolitan, Hammersmith & City lines)
Old Street (Northern line and National Rail)
Angel (Northern Line)
Various bus routes

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

The office is located on the third floor of this converted warehouse which is accessed through Sutton Lane, a secure and charming passage off Clerkenwell Road.

The floor is currently undergoing a refurbishment programme providing a new kitchen, lighting and cabling. The suite provides a bright and open plan office with comfort cooling and wooden flooring.

The office would suit a variety of occupiers such as design, tech or media companies and is available for immediate occupation.

AMENITIES

- Prime Clerkenwell location
- Open plan office suite
- Fully fitted kitchen
- Comfort cooling
- Wooden flooring
- Perimeter trunking
- Modern light fittings
- Entry phone system

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	890	82.68

LEASE

A new lease for a term by arrangement.

RENT

Per Sq. Ft.	Per Annum
£49.50	£44,055

SERVICE CHARGE

Per Sq. Ft.	Per Annum
£7.53	£6,701.70

BUSINESS RATES (2026/27)

Per Sq. Ft.	Per Annum
£14.44	£12,852

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

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£63,609	£5,300

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Ned Walters
nwalters@antonpage.com

Harrison Turner
hturner@antonpage.com

STRETTONS 020 8520 9911