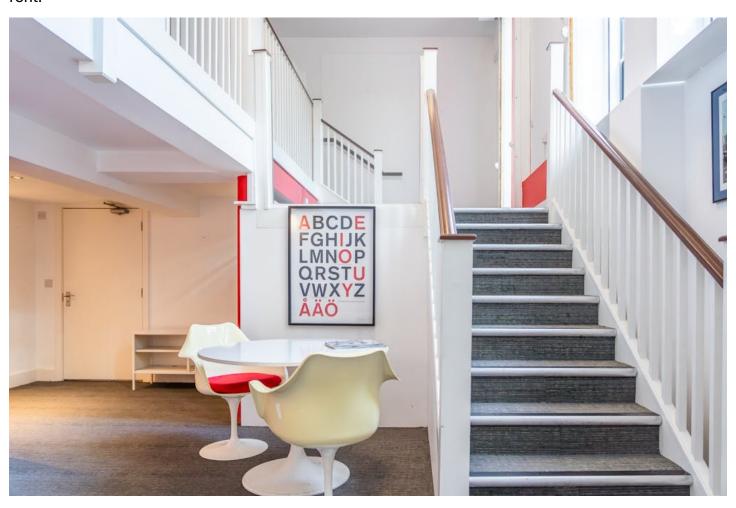
# **ELLIS BROWN**

### **OFFICES TO LET**

23 Bartholomew Square, EC1V 3QT 739 - 1,950 sq ft

Charming and efficient self contained commercial spaces available at an economical rent.







Ellis Brown 18-20 St. John Street London, EC1M 4NX

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#### Description

Ellis Brown are delighted to present 2 exceptional self contained spaces which are available immediately at economical rents. Both studios benefit from self contained access and would be suitable for a wide range of occupiers.

Arranged over ground and lower ground, unit 2 is a charming interconnecting duplex unit while unit 3 is efficiently configured over the ground floor.

#### Location

Bartholomew Square is one of the areas most charming streets situated in the confluence of Old Street & Clerkenwell. Occupiers benefit from the tranquility of the immediate surroundings with green spaces such as Radnor Park directly adjacent, in tandem with superb access to a host of amenities in close proximity on Old Street and Clerkenwell Road which are a short walk away.

Accommodation								
Name	sq ft	sq m	Rent (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability	
Unit - 2	1,211	112.51	£39.64	£1.78	£4,179.63	£50,155.58	Available	
Unit - 3	739	68.66	£40.60	£1.78	£2,609.62	£31,315.42	Available	
Total	1,950	181.17	£40.12	£1.78	£6,789.25	£81,471		
Features					EPC			
Self contained spaces					On application			
Efficient layouts								
Generous ceiling height					Terms			
Suitable for a range of occupiers					On application			
Accessible location								
Fitted kitchen points					VAT			
•					On application			

Contact

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