Commercial Office Space
1,700 sq. ft. / 157.94 sq. m.
Fitted Clerkenwell warehouse office suite

TO LET

Berry House, 4 Berry Street, Clerkenwell, London, EC1V 0BX



LOCATION

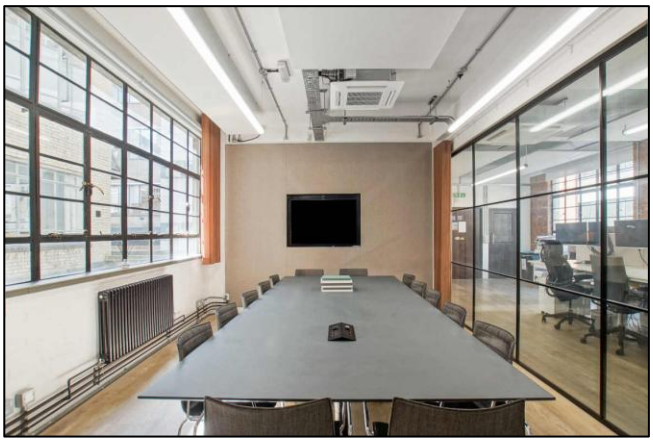
The property is located on the corner of Berry Street, overlooking Great Sutton Street. Great Sutton Street is at the heart of Clerkenwell's design district, home to an array of architectural, design and creative companies. There is a superb choice of independent restaurants, cafes and amenities including Luca, Brutto, Zetter Townhouse and Old Sessions House.

TRANSPORT

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Barbican (Circle, Hammersmith & City and Metropolitan lines)
Old Street (Northern line and National Rail)
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

Berry House is an attractive former warehouse on the corner of Great Sutton Street and Berry Street.

The first floor provides stylish, fitted warehouse style accommodation with exposed brickwork, LED lighting, air conditioning & heating and power & network cabling.

There is a large meeting room in situ as well as generous kitchen and break out space.

Furniture can be provided by arrangement.

AMENITIES

- 3-meter floor to ceiling height
- Large meeting room / boardroom
- Exposed brickwork
- Wood flooring
- Air conditioning
- Excellent natural light
- LED light fittings
- Central heating
- Kitchen with breakfast bar
- Demised W/C's
- Passenger lift
- Entry phone system

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	1,700	157.94

LEASE

A new lease for a term by arrangement.

RENT

Per Annum	Per sq. ft.
£101,150	£59.50

SERVICE CHARGE & INSURANCE

Per Annum	Per sq. ft.
£5,368	£3.16

BUSINESS RATES (2026/27)

Per Annum	Per sq. ft.
£20,736	£12.20

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£127,254	£10,605

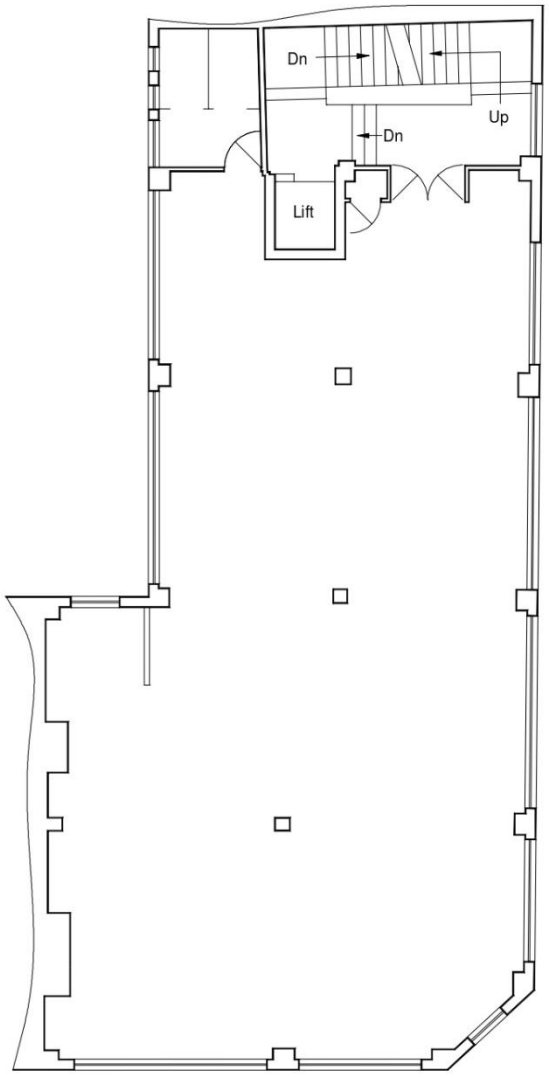
PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Ned Walters
nwalters@antonpage.com

FLOOR PLAN

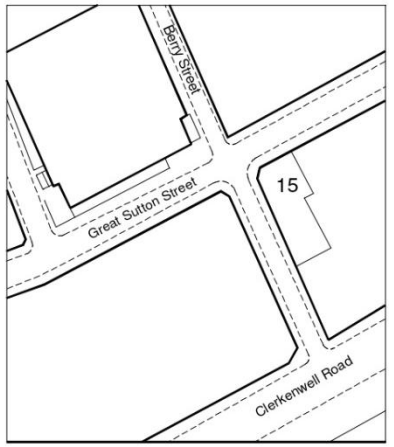


First Floor Plan
15 Great Sutton Street
EC1V 0DP

Scale 1:100

5.0m

North



Scale 1:1250

20m

North

Block Plan
15 Great Sutton Street
EC1V 0DP