

Commercial Office Space

12-68+ desks

Re-imagined townhouse that delivers stylish office space in Clerkenwell

MANAGED OFFICE

18 Clerkenwell Close, Farringdon EC1R 0AA

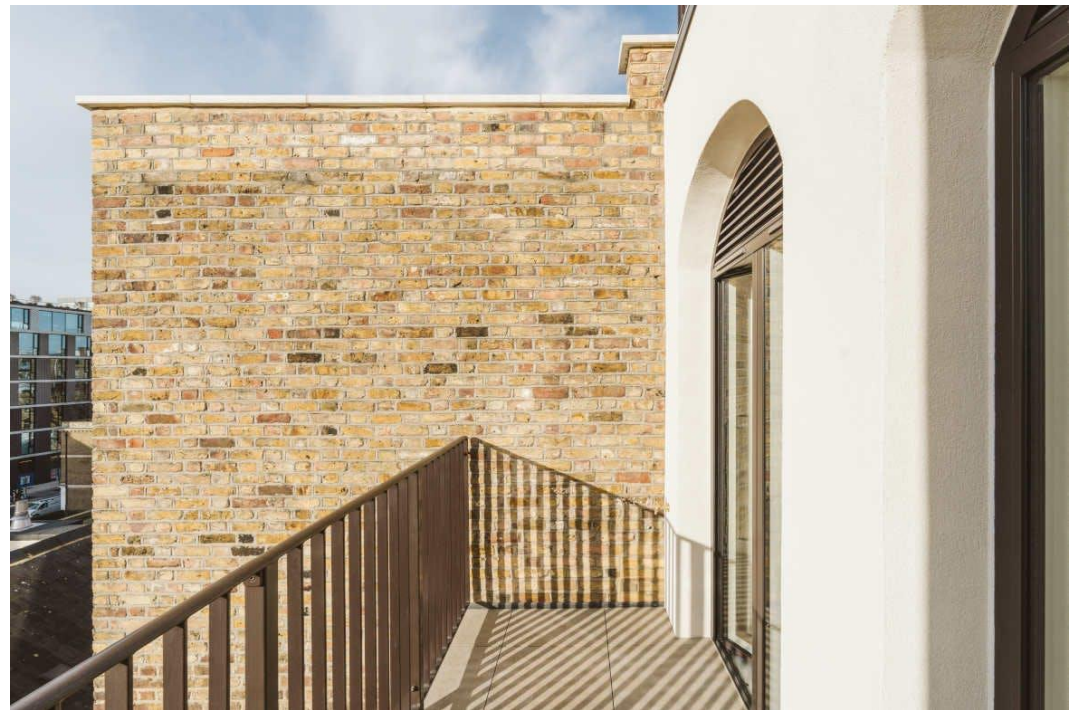


LOCATION

18 Clerkenwell Close is a prominent self-contained office building in the heart of Farringdon. The property benefits from excellent local amenities including being within 500m of Exmouth Market and walking distance of Whitecross Market and Leather Lane Market, as well as some of London's most renowned dining spots.

TRANSPORT

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Barbican (Circle, Hammersmith & City and Metropolitan lines)
Chancery Lane (Central line)
Kings Cross St Pancras (Northern, Piccadilly and Victoria lines, National Rail and Eurostar)
Various bus routes
Santander Cycle





DESCRIPTION

With considered design and first class finishing, this re-imagined Victorian office building boasts style, function and charm.

The remodelled entrance provides a welcoming sense of arrival which leads to modern office accommodation with private roof terraces on the upper floors.

Bike store, shower & WC facilities are located within the building at lower ground level.

TENANCY AGREEMENT

Minimum term of 2 years.

AVAILABILITY

HIGHLIGHTS

- First to fourth floors with private terraces
- Remodelled reception
- Comprehensively re-developed offices
- Fibre-connected
- Targeting EPC B
- BREEAM 'Excellent'
- VRF air conditioning system and fresh air ventilation
- New LED lighting
- 8 person passenger lift
- New end-of-journey facilities

Floor	Size Sq. Ft.	No. Of Desks	Total Managed Cost		
			Per Sq. Ft.	Per Annum	Per Calendar Month
Third	1,407	16+	£165	£232,155	£19,500
Second	1,490	16+	£165	£245,850	£20,500
First	1,564	16+	£165	£258,060	£21,500
G&LG	2,080	20+	£130	£270,400	£23,000

PLEASE CONTACT

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