Commercial Office Space
3,370 sq. ft. / 313 sq. m.
Newly refurbished ground floor office

TO LET

63 Gee Street, Clerkenwell, London EC1V 3RS



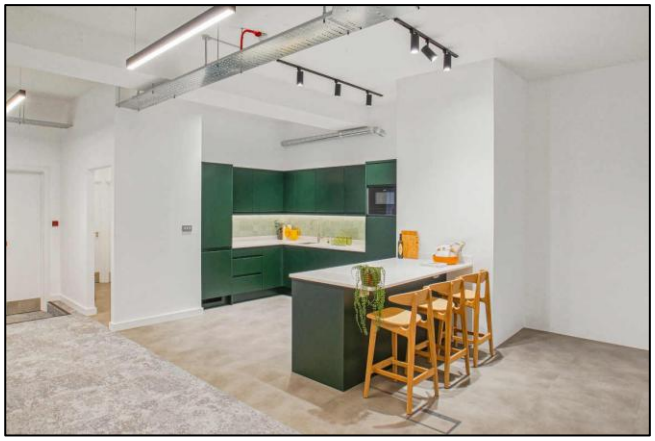
LOCATION

63 Gee Street is centrally located in the area between Clerkenwell and Old Street Roundabout. The immediate surrounds benefit from a variety of restaurants, independent coffee shops and bars which have created a superb working and lifestyle environment. Transport links are excellent with Farringdon, Barbican, Old Street and Angel within walking distance.

TRANSPORT

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

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DESCRIPTION

This ground floor suite has been comprehensively refurbished to a high standard, with a brand new air conditioning and heating system, kitchenette, and raised access flooring.

The space provides an efficient and flexible floorplate with 3.1m ceiling heights and natural ventilation, together with private WCs and shower facilities. It will appeal to office and studio occupiers and has the rare benefit of rear loading facilities.

The mid-century office building has an original terrazzo-lined entrance and offers secure bicycle storage.

AMENITIES

- Open plan floor
- 3.1m ceiling height
- Brand new air conditioning & heating system
- LED strip lighting
- Power & data cabling
- Raised access flooring
- Fitted kitchen
- Private WCs and shower facilities
- Secure bicycle storage
- Rear loading access

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	3,370	313

LEASE

A new flexible lease is available.

RENT

Per Annum	Per sq. ft.
£167,000	£49.50

SERVICE CHARGE

Per Annum	Per sq. ft.
£17,211	£5.10

BUSINESS RATES (2026/27)

Per Annum	Per sq. ft.
£52,800	£15.67

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£236,810	£19,734

EPC

Rating of A

PLEASE CONTACT

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PROPOSED LAYOUT PLANS

Lower Density – 30 desks



Higher Density – 40 desks

