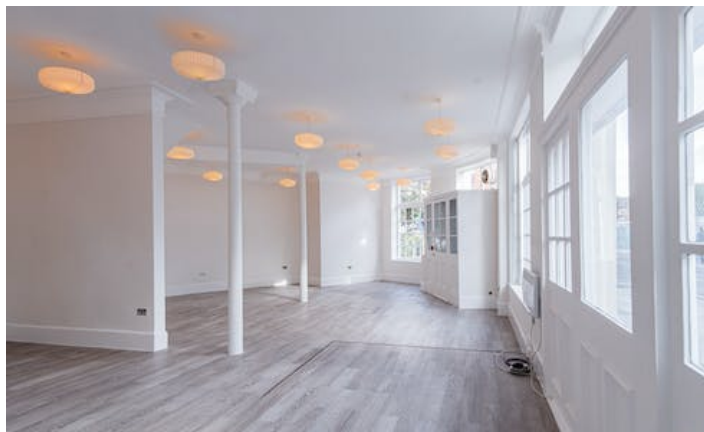


## OFFICE TO LET

Superb self-contained office unit arranged over Ground & Lower Ground floors located just a short walk from Exmouth Market.

1 Pakenham Street, WC1X 0LA  
2,246 sq ft



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

T. 020 3745 0060  
[agency@ellisbrowncommercial.com](mailto:agency@ellisbrowncommercial.com)

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## OFFICE TO LET

1 Pakenham Street, WC1X 0LA  
2,246 sq ft

### Description

Formerly a traditional pub, this Grade II listed building offers newly refurbished office space over ground and lower ground floors. The space benefits from extensive glass frontage providing excellent street visibility, making it suitable for a variety of uses. It also has shower facilities and a meeting room in place.

### Location

Located on the corner of Pakenham and Calthorpe Street, Exmouth Market is just a short walk away. As well as being in close proximity to a host of bars, restaurants and cafes, the building is equidistant from King's Cross and Farringdon, two of the best connected stations in London.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	1,221	113.43	£31.16	£6.78	On application	£3,860.40	£46,324.74	Available
Lower Ground	1,025	95.23	£31.16	£6.78	On application	£3,240.71	£38,888.50	Available
<b>Total</b>	<b>2,246</b>	<b>208.66</b>	<b>£31.16</b>	<b>£6.78</b>	<b>£0</b>			

### Features

Self contained  
Newly refurbished  
Excellent street visibility  
Shower facilities  
Meeting room  
Grade II listed building

### EPC

On application

### Terms

On application

### VAT

On application

### Contact

**Toby Thomas**  
07494 292 759  
tthomas@ellisbrowncommercial.com

**James Taylorson**  
02037450060  
jtaylorson@ellisbrowncommercial.com

# ELLIS BROWN

OFFICE TO LET

1 Pakenham Street, WC1X 0LA  
2,246 sq ft



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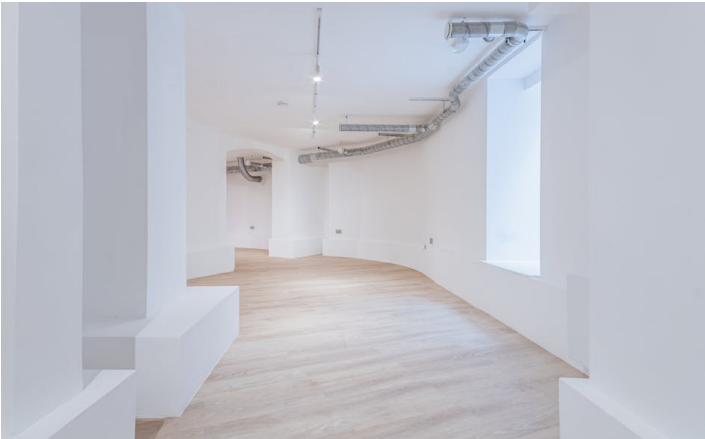
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