

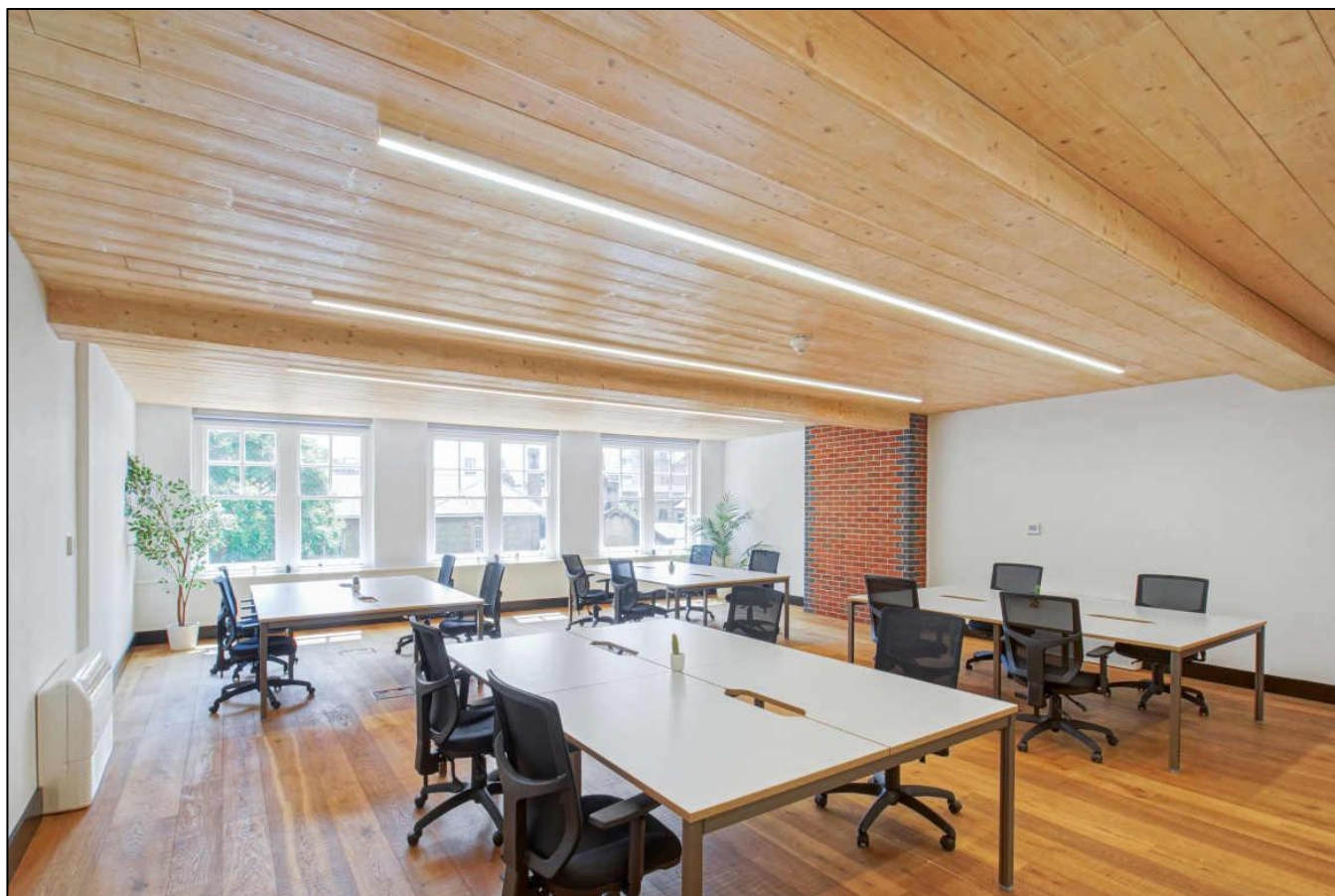
Office space

1,851 sq. ft. / 171.96 sq. m.

Stylish, refurbished office space in a prime Clerkenwell location

TO LET

Second Floor, 3 Sutton Lane, Clerkenwell, London EC1M 5PU



LOCATION

Sutton Lane is a charming courtyard linking Great Sutton Street with Clerkenwell Road in the heart of Clerkenwell's creative quarter. The area is home to more creative occupiers per square mile than anywhere else in the world. When it comes to bars, restaurants and coffee shops you are spoilt for choice with the likes of the following being immediately accessible, Brutto, Luca, Sessions Arts Club, The Zetter Townhouse, The Coach and St. JOHN. There are also plenty of pubs to choose from and Waitrose in a two-minute walk.

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)

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

This is an outstanding fitted office within a converted warehouse building on one of the best streets in Farringdon and Clerkenwell.

The office provides open plan accommodation with a dedicated fibre line, fully cabled timber floors, comfort cooling, feature walls, fitted kitchenette and 2 meeting rooms.

The ground floor provides bike storage as well as shower and locker facilities and a dedicated bike entrance.

AMENITIES

- Stylish client facing entrance
- Lift accessibility
- LED lighting throughout
- Raised access timber floors
- Fully cabled for power and IT
- Dedicated fibre line
- Comfort cooling
- 2 meeting rooms
- Kitchenette
- 2 x demised W/Cs
- Showers & lockers
- Secure bike store

APPROXIMATE FLOOR AREA

Floor	Sq. Ft.	Sq. M.
Second	1,851	171.96

LEASE

A new FRI lease is available for a term by arrangement.

RENT

Per sq. ft.	Per Annum
£59.50	£110,135

SERVICE CHARGE

Per sq. ft.	Per Annum
£6.49	£12,011

BUSINESS RATES (2026/27)

Per sq. ft.	Per Annum
£19.58	£36,240

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£158,386	£13,199

VAT

The property is elected for VAT.

PLEASE CONTACT

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FLOOR PLAN

