

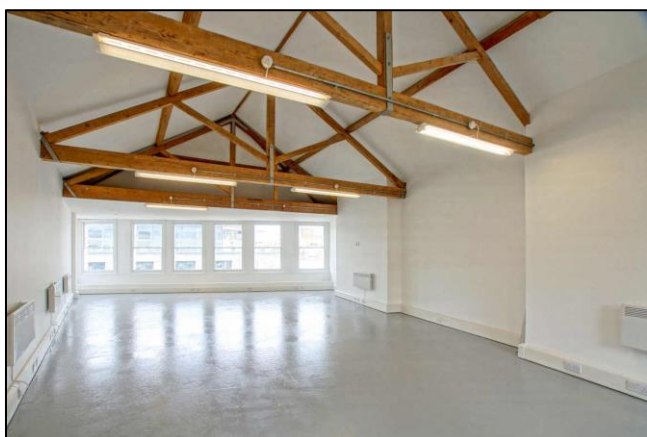
Commercial Office Space

900 – 2,480 sq. ft.

**Flexible lease terms available - Bright, open plan office suites in prominent Clerkenwell former warehouse building**

# TO LET

**1-5 Clerkenwell Road, Clerkenwell, London, EC1M 5PA**



## LOCATION

The building is situated on the junction of Clerkenwell Road and Goswell Road. This is a superb location in the heart of Clerkenwell, home to a vast variety of occupiers such as showrooms, media agencies, architects and tech related companies. The building is well positioned for transport with Barbican, Old Street and Farringdon Stations within close proximity.

## TRANSPORT

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Old Street (Northern line and National Rail)

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)



## DESCRIPTION

This prominent corner building has recently undergone refurbishment of the vacant office suites, common parts, and W/C's.

The office suites benefit from new modern light fittings, perimeter trunking and engineered timber floors, providing bright, media style, open plan suite that would suit a variety of occupiers.

## AMENITIES

- Prime Clerkenwell Location
- Refurbished entrance and common parts
- Refurbished office suites
- Passenger lift
- Excellent natural daylight
- Perimeter trunking
- Timber floors
- Kitchenette

## AVAILABILITY

Studio	Size Sq. Ft.	Rent Per Sq. Ft.	Service Charge Per Sq. Ft.	Rates Per Sq. Ft.	Total Occupational Costs	
					Per annum	PCM
4M	550	Under Offer				
4W	900	£39.50	£4.00	£12.61	£50,499.00	£4,208.25
3W	900			£5.96	£44,514.00	£3,709.50
2M	550			£11.43	£30,211.50	£2,517.63
2W	900			£11.23	£49,257.00	£4,104.75

## LEASE

Available on a new lease for a term by arrangement.

## PLEASE CONTACT

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