

Tel: 020 7336 1313

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**ANTON
PAGE**

Commercial Office Space

500 sq. ft. / 46.5 sq. m.

The perfect, cost effective central London base close to Farringdon Station

TO LET

21 Clerkenwell Road, London EC1M 5RD



LOCATION

Situated on the junction of St. John Street and Clerkenwell Road in the heart of Clerkenwell, just five minutes from Farringdon Station.

You are spoilt for choice when it comes to restaurants, bars, coffee shops, hotels and gyms. Waitrose and Tesco are on the doorstep.

TRANSPORT

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

Barbican Station (Circle, Hammersmith & City and Metropolitan lines)

Chancery Lane Station (Central line)

Angel Station (Northern line)

Various bus routes

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

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DESCRIPTION

This refurbished, first floor space has an open plan office and a meeting / breakout room.

HIGHLIGHTS

- Perfect Central London base
- Wood effect flooring
- Large double glazed windows
- Demised WC
- Tea point
- Meeting room / breakout space
- Non-VAT elected

APPROXIMATE FLOOR AREAS

Unit	Sq. Ft.	Sq. M.
A	500	46.5

LEASE

A new lease from the freeholder.

RENT

Per sq. ft.	Per Annum
£48.00	£24,000.00

SERVICE CHARGE & INSURANCE

Per sq. ft.	Per Annum
£4.50	£2,250.00

BUSINESS RATES

Per sq. ft.	Per Annum
£16.07	£8,033.90

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£34,285.00	£2,857.00

VAT

The property is not elected for VAT.

PLEASE CONTACT

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