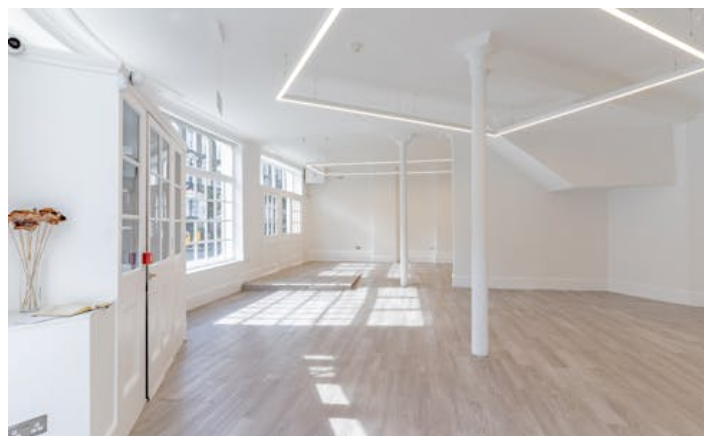


ELLIS BROWN

TO LET

Self-contained commercial space located a short walk from Exmouth Market

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



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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
Unit - Ground and Lower Ground	2,246	208.66	£35	£6.11	On Application	£7,694.42	£92,333.06	Available
Total	2,246	208.66	£35	£6.11		£7,694.42	£92,333.06	

Features	EPC
Self-contained	On application
Grade II listed building	
Excellent street visibility	Terms
Meeting room	On application
Shower facilities	
	VAT
	On application

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