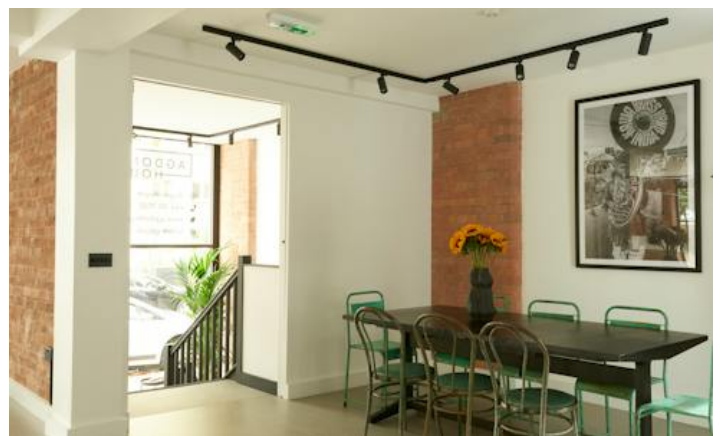


ELLIS BROWN

OFFICE TO LET

Self-contained showroom / studio space in a prominent corner building in Clerkenwell

25 Agdon Street, EC1V 0AZ
1,090 sq ft



Ellis Brown
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25 Agdon Street, EC1V 0AZ
1,090 sq ft

Description

25 Agdon Street offers a self-contained showroom / studio space benefitting from dual frontage onto both Percival Street and Agdon Street providing excellent natural light throughout. The space has been refurbished to a high standard featuring track lighting, stone tiled flooring and exposed brickwork.

Available on flexible terms by way of a sublease.

Location

The property occupies a prominent corner position at the junction of Agdon Street and Percival Street, just off St. John Street. It benefits from excellent transport connectivity, with both Farringdon, Barbican and Angel stations within walking distance. These stations provide access to the Circle, Metropolitan, Hammersmith & City, Northern, and Elizabeth lines, as well as City Thameslink and National Rail services. The building is located a short walk from the bustling Exmouth Market which boasts a large array of gastro pubs, shops, cafes and restaurants.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Unit	1,090	101.26	£45,000 /annum	£7.05	£12.78	£5,551.23	£66,614.70	Available
Total	1,090	101.26		£7.05	£12.78	£5,551.23	£66,614.70	

Features

- Self-contained
- Excellent natural light
- Extensive frontage
- Small private terrace
- Branding opportunities
- Flexible lease terms
- Service charge is exclusive of utilities

EPC

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Terms

On application

VAT

On application

Contact

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