ELLIS BROWN

OFFICE TO LET

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

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

Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

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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

Freddie Grant
07956 201 774
fgrant@ellisbrowncommercial.com

Toby Thomas
07494 292 759
tthomas@ellisbrowncommercial.com

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