Commercial Office Space
780 - 1,649 sq. ft.
Unique fitted offices in a premier Clerkenwell location

TO LET

28-29 Great Sutton Street, Clerkenwell, London, EC1V 0DS



LOCATION

Great Sutton Street is regarded as a premier Clerkenwell location. Clerkenwell is home to more creative businesses and architectural practices per square mile than anywhere else on the planet, making it one of the most important design hubs in the world. Whilst creative occupiers count for the majority, professional businesses and charities are abundant in the area also.

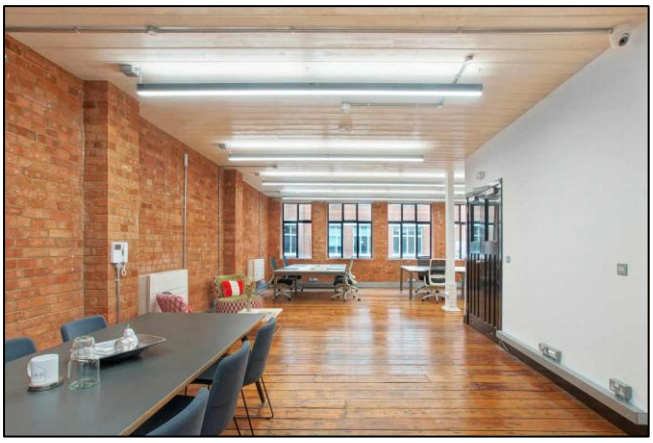
Local amenities are excellent and immediately available, there are too many to list but suffice to say that you will be spoilt for choice when it comes to coffee shops, cafés, bars and restaurants.

TRANSPORT

Barbican (Circle, Hammersmith & City and Metropolitan lines)
Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Old Street (Northern line and National Rail)
Various bus routes

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DESCRIPTION

The floors provide warehouse style office within this impressive converted warehouse.

The floors provides open plan office space and the third floor is fitted with a meeting room. The floors benefit from modern LED lighting, heating and air-conditioning, CAT 6 cabling throughout as well as demised WCs and showers.

Furniture can be available by arrangement.

AMENITIES

- Original timber floors
- Exposed brickwork
- Timber ceilings
- Modern up/down light fittings
- Comfort cooling
- Perimeter trunking
- W/C and shower
- Fitted kitchenette

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	780	72.56
First	869	80.73

LEASE

Flexible lease available for a term by arrangement.

RENT

Floor	Per Annum	Per sq. ft.
Third	£46,410	£59.50
First	£51,706	£59.50

SERVICE CHARGE & INSURANCE

Floor	Per Annum	Per sq. ft.
Third	£5,530	£7.09
First	£6,161	£7.09

BUSINESS RATES (2026/27)

Floor	Per Annum	Per sq. ft.
Third	£12,852	£16.48
First	£17,928	£20.63

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Calendar Month
Third	£64,792	£5,399
First	£75,795	£6,316

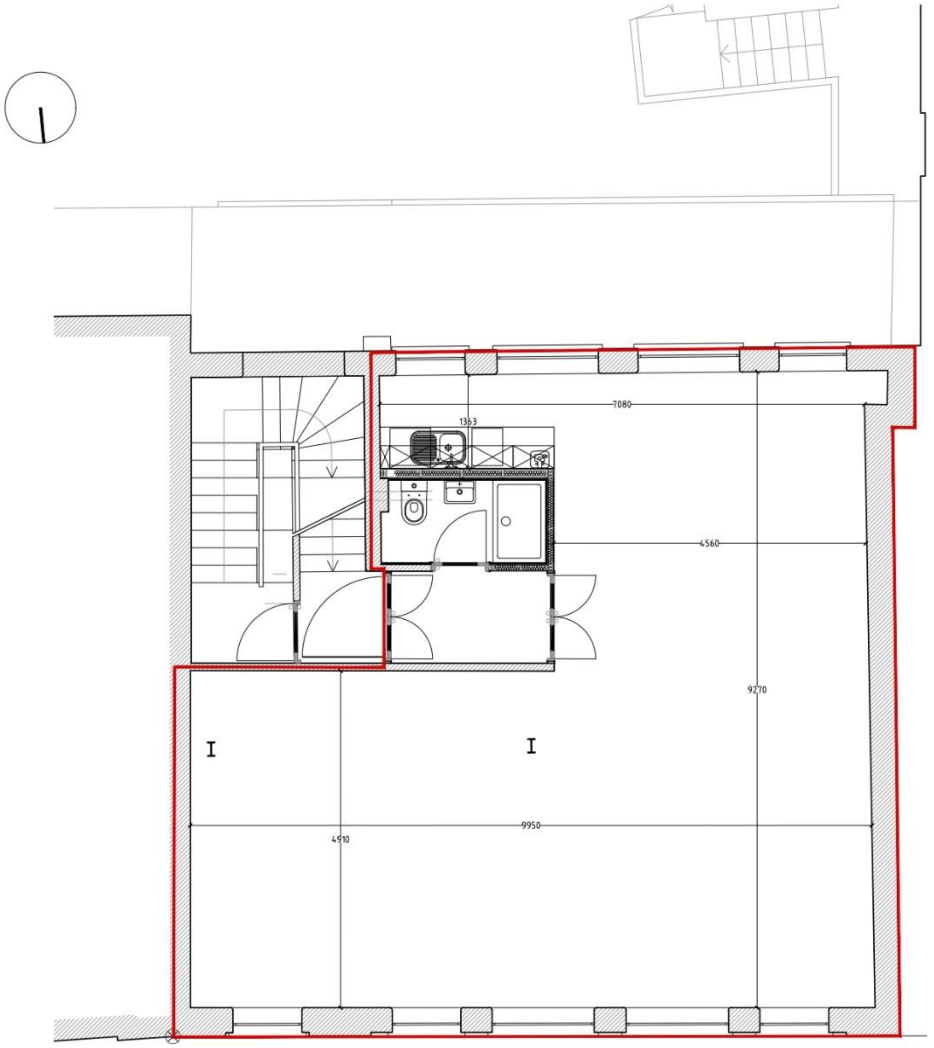
PLEASE CONTACT

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A	06/07/17	ISSUED FOR LAND REGISTRY	ID	CT
Issue	Date	Description	Drawn	Checked

kennedytwaddle architectural design

24 hottonian road
london N1 6EZ
TEL 020 7249 8995
FAX 020 7249 8817

Project
28-29 GREAT SUTTON STREET

Client
SILVERTOWN PROPERTIES

Title
LAND REGISTRY - THIRD UNIT

Scale	Date	Job Number	Type	Drwg Number	Issue
1:100 @ A3	JAN. 2015	KT/EC1/11	LD	004	A

1 2 3 4 5 10M SCALE