

18 Bowling Green Lane, London, EC1R 0BW





Clerkenwell

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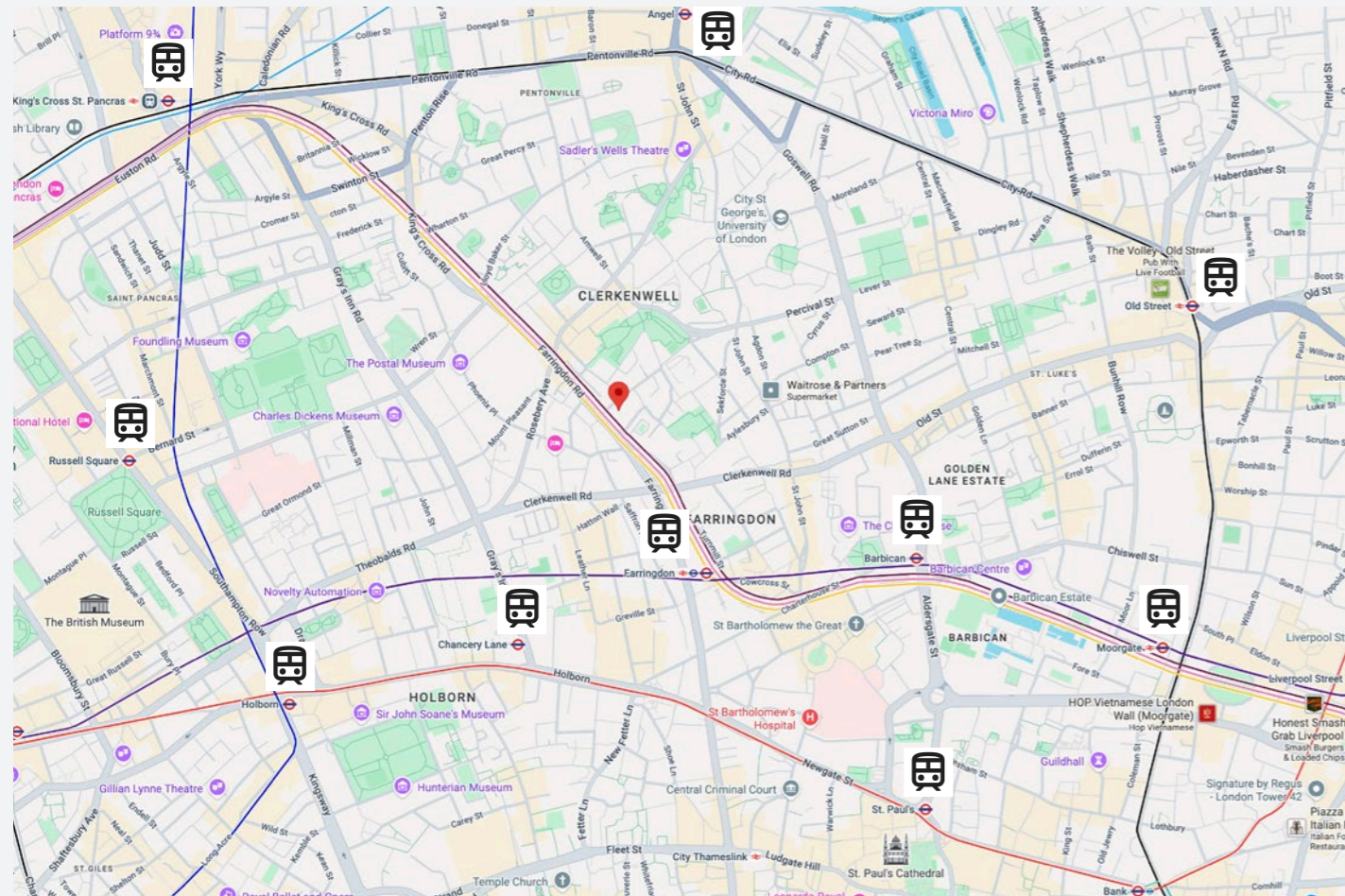
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## Location

Located on Bowling Green Lane, close to the junction with Farringdon Road, the property is set in the heart of creative Clerkenwell.

The immediate area is home to a diverse mix of office and showroom occupiers and is famed for its lively social scene with renowned culinary options alongside traditional pubs including the world famous Eagle, the original gastro pub.



## Connections

Farringdon station is just a short walk (7 mins / 0.3 miles) away and offers excellent travel connections via National Rail & London Underground. The arrival of Elizabeth Line has transformed Farringdon's connectivity from east to west London and beyond.

### National Rail

**Farringdon Station** 🚶 7 mins

- Thameslink – Gatwick 🚆 40 mins
- Thameslink – Luton Airport 🚆 52 mins
- Thameslink – Brighton 🚆 1hr 15 mins

### London Underground

**Farringdon** 🚶 7 mins

- Metropolitan Line
- Circle Line
- Hammersmith & City Line
- Elizabeth Line – Heathrow 🚆 40 mins
- Elizabeth Line – Reading 🚆 65 mins
- Elizabeth Line – Abbey Wood 🚆 50 mins

**Chancery Lane** 🚶 14 mins

- Central Line

**Angel** 🚶 15 mins

- Northern Line

## The Space

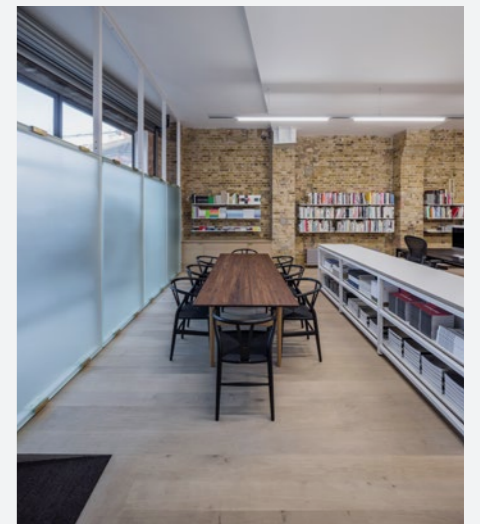
An exceptional self-contained office / showroom space designed by award winning London based architectural studio, Matheson Whiteley.

Upon arrival, you step into a beautiful space that most would want to spend time in, and the space boasts the following highlights:



## Fixtures and fittings

- Open plan with 3.8 meter floor to ceiling height
- Exposed London stock brickwork
- Exposed painted steel columns and beams
- Comfort cooling & central heating
- Motorised roof lights
- Dinesen Timber flooring
- Zumtobel continuous row suspended lighting system
- Oluce Lighting to kitchen and WCs
- Carl Hansen & Son Furniture
- 10 person meeting room
- 12 person kitchen table
- Presentation areas
- Duravit W/C's, hand basins and shower
- Strata Terrazzo Slabs & Mosa wall tiles to W/Cs
- Bespoke fitted kitchenette
- Vitsoe Library shelving
- Dedicated comms & storage room
- Entry phone system
- Electric shutters to front door and windows
- Rear fire escape
- Fire alarm
- Security intruder alarm



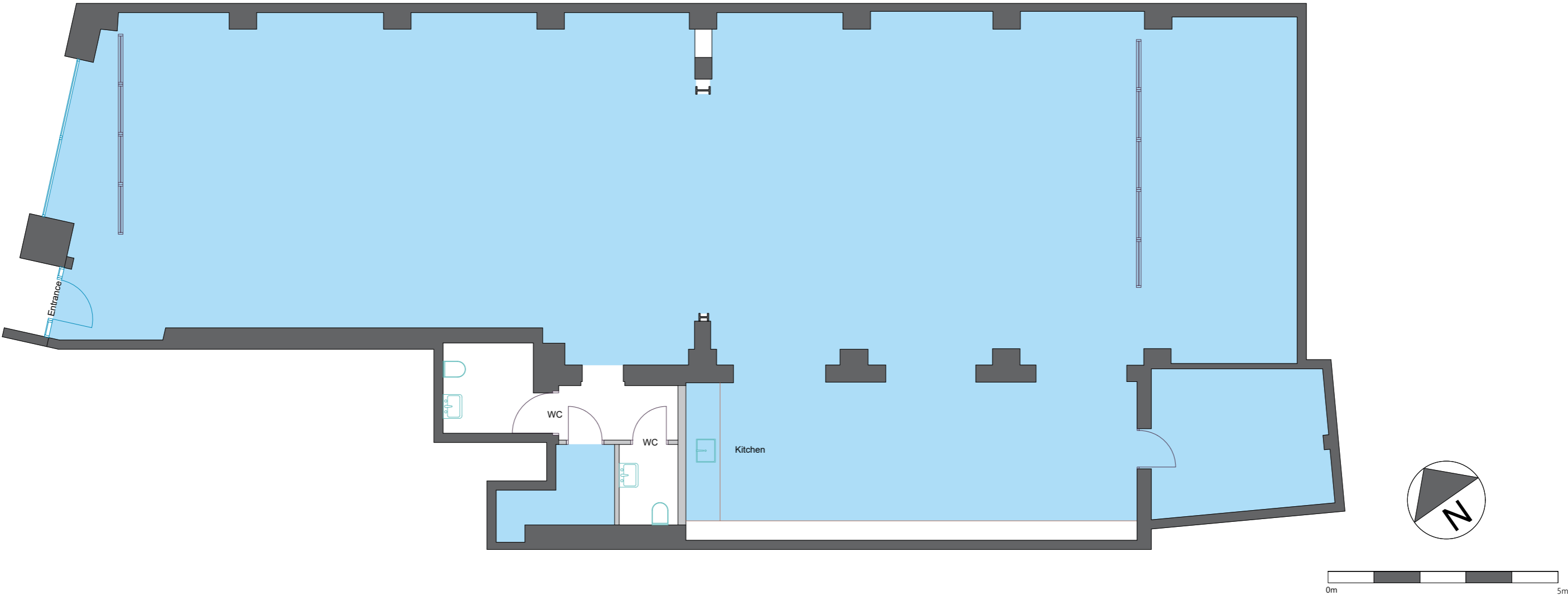
# Schedule of areas

The property has been measured by Sterling Temple and provides the following space:

## Ground floor

Net internal area:  
— 241.3 sq. m  
— 2,597 sq. ft

Gross internal area:  
— 262.5 sq. m  
— 2,826 sq. ft



## The Opportunity

### Purchase

£2,500,000

Long Leasehold interest for a term of 999 years from 25 December 1998

Ground rent payable of £25.00 per annum

Furniture is available by separate arrangement

### Rent

£178,000 pa (£67.50 psf)

The space can be let furnished or unfurnished.

## Further Information

### Business Rates

Rateable Value of £92,500 making rates payable £44,400 pa / £17.10 psf

### Service Charge

The service charge is currently passing at £13,842 pa / £5.33 psf

### EPC

The property has an EPC Rating of D-93

### VAT

The property is elected for VAT

### Floor Plans

DWG floor plans are available upon request.

### Viewings

For further information or to arrange a viewing, please contact the sole agents

**Anton Page**

**Stephen Page**

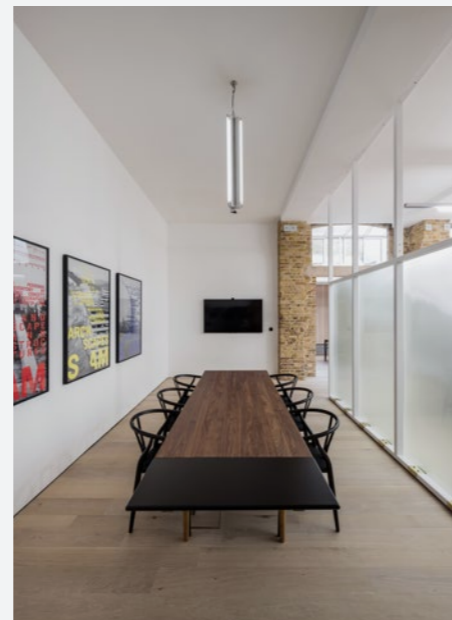
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