

The image shows a large, open-plan office space. On the left, a wall of exposed brickwork runs along the length of the room. The floor is made of light-colored wooden planks. In the center-left, there is a small kitchenette with white cabinets and a sink. To the right, there are several large windows with white frames. The ceiling is white with exposed black pipes and long, rectangular fluorescent light fixtures. A large, white, rectangular air conditioning unit is mounted on the ceiling in the foreground. In the background, there are two wooden doors and a white door frame. The overall atmosphere is modern and industrial.

Susskind.

43 Clerkenwell Road, EC1

We currently have this well-appointed 1st floor office moments from Farringdon station available for immediate occupation and the unit benefits from excellent natural light and its own self-contained kitchenette and WC facilities. Ideal for creative/media or professional occupiers.



43 Clerkenwell Road, EC1

Summary

Open plan 1st floor office available to rent immediately.

Features

- Open plan office
- Fantastic natural light
- Good ceiling height
- Excellent transport links
- Entry phone system
- Demised WCs
- Kitchenette
- Exposed brickwork
- Airconditioning

Transport

- Farringdon
- Barbican

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

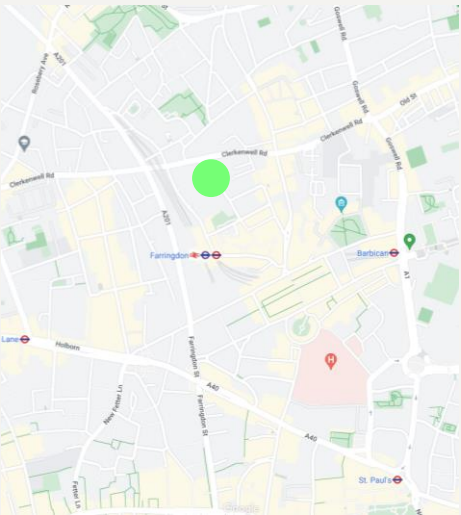
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge/Sq Ft	Business Rates*	£/PCM	Status
First	775	£45.00	£6.13	£13.70	£4,186.94	Available
Total	775	£45.00	£6.13	£13.70	£4,186.94	Available

*Interested parties should make enquiries with the local authority.

Map



Google Maps™ mapping service

43 Clerkenwell Road, EC1

Viewing via sole agents

For further information and inspections please contact sole agents:

Adam Noble
07980 991 217
Adam@susskind.london

Elle Whayman
07791 785 253
Elle@susskind.london

Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Colonial Buildings
59-61 Hatton Garden
London, EC1N 8LS

T +44 (0) 207 831 8311
E hello@susskind.london
W susskind.london

Susskind.