

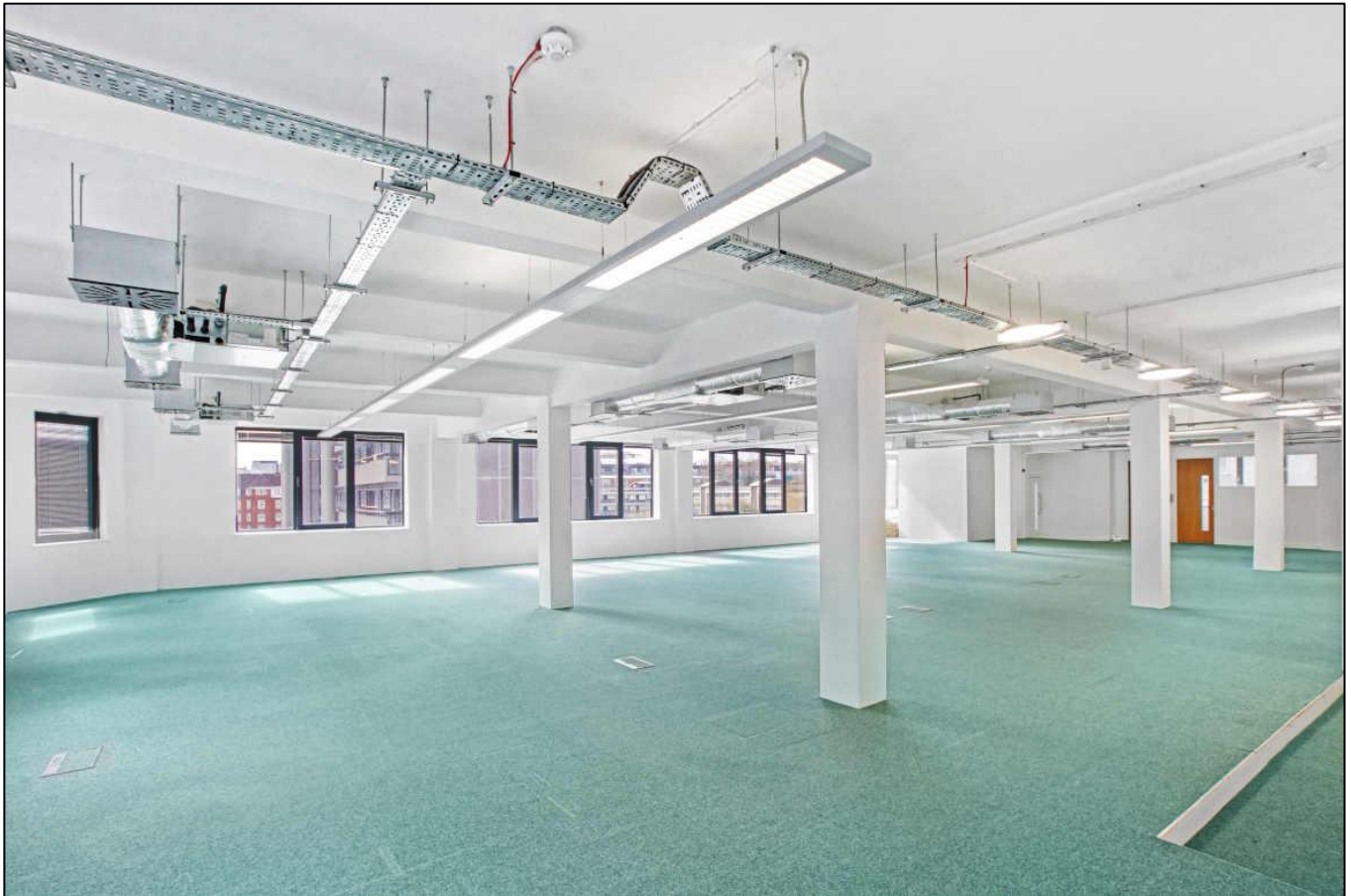
Commercial Office Space

3,750 sq. ft. / 348 sq. m.

**Clerkenwell offices available for immediate occupation – Only £29.50 per sq. ft.**

# TO LET

**142 Central Street, Clerkenwell, EC1V 8AP**



## LOCATION

The building is located at the northern end of Central Street close to the junction with City Road. Angel underground station is within close proximity and offers an abundance of amenities with many shops, bars and restaurants.

## TRANSPORT

Angel Station (Northern Line)  
Old Street Station (Northern Line and First Capital Connect)  
Barbican (Metropolitan, Hammersmith & City and Circle Line)  
Santander Bike Dock – 100 m

**21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

The office is located on the third floor of this former industrial building and provides a great open plan creative office space. The suite benefits from excellent natural light with windows on three elevations and also boasts excellent floor to ceiling height, exposed services, demised W/C's and meeting rooms.

## AMENITIES

- Air-conditioning
- Fully accessible raised floor
- LED lighting
- 4x meeting rooms
- Male & female W/C's
- Entry phone system
- Excellent natural daylight
- Passenger lift
- Fitted kitchenette
- Goods lift
- Loading bay

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	3,750	348

## LEASE

A new lease is available for a term by arrangement.

## RENT

Per Annum	Per Sq. Ft.
£106,000	£29.50

## SERVICE CHARGE

Per Annum	Per Sq. Ft.
£18,750	£5.00

## RATES

Per Annum	Per Sq. Ft.
£44,544	£11.88

Interested parties should verify these figures with the London Borough of Islington or visit [www.gov.uk](http://www.gov.uk).

## TOTAL OCCUPATIONAL COSTS

Per annum	PCM	Per Sq. Ft.
£169,294	£14,100	£45

## PLEASE CONTACT

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