Commercial Office Space
592 – 3,671 sq. ft.
Newly refurbished office building with great amenities – fully fitted & furnished floors available

TO LET

4 Garrett Street, Clerkenwell, London EC1Y 0TY



LOCATION

The building is situated on the corner of Garrett Street and Golden Lane with good access to major transport stations. The immediate area is a hub for creative, media and tech businesses. The highly popular street food market at Whitecross Street is very close by.

TRANSPORT

Barbican (Circle, Hammersmith & City and Metropolitan lines)
Farringdon (Circle, Elizabeth, Metropolitan, Hammersmith and City lines & National Rail)
Old Street (Northern line and National Rail)
Liverpool Street (Elizabeth line, London Underground, Overground and National Rail)

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DESCRIPTION

4 Garrett Street comprises 10,700 sq. ft. providing self-contained office floors.

The building has been comprehensively refurbished, providing CAT A floors and fully fitted spaces ready for immediate occupation.

A range of building amenities are offered, including building concierge, communal meeting rooms and end of journey facilities.

LEASE

New flexible leases are available directly from the freeholder.

AMENITIES

- Building concierge
- Stylish reception with informal meeting spaces
- Communal meeting rooms
- Fully fitted & furnished floors available
- Fully fitted kitchen to each floor
- Bespoke customisation options
- Connectivity up to 10GB
- Bicycle storage & shower facilities
- Fully DDA compliant

AVAILABILITY

Floor	Size	Rent	Service Charge	Estimated Rates	Approximate Total Occupational Costs	
	Sq. Ft.	*Per Sq. Ft.*	*Per Sq. Ft.*	*Per Sq. Ft.*	*Per annum*	*PCM*
Fifth	915	£55.00	£15.29	£16.22	£79,157	£6,596
Third	592	£49.50	£15.29	£18.08	£49,059	£4,088
First	2,164	£55.00	£15.29	£17.87	£190,778	£15,898
Total	**3,671**					

PLEASE CONTACT

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