Commercial Office Space
883 sq. ft. / 82 sq. m.
Characterful 'plug & play' office within former warehouse in the heart of Clerkenwell

TO LET

2 Sycamore Street, Clerkenwell, London EC1Y 0SF



LOCATION

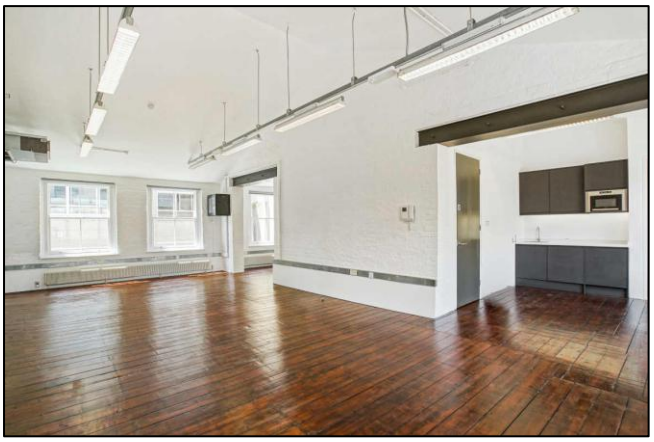
Sycamore Street is located adjacent to the junction of Old Street, Goswell Road and Clerkenwell Road in the heart of one of London's most creative locations. Clerkenwell is home to a variety of occupiers, with creative occupiers making up the majority and also has a very well-established design and showroom community. Clerkenwell provides a huge selection of bars, restaurants and coffee houses, especially with the nearby popular lunchtime destination on Whitecross Street.

TRANSPORT

Barbican (Metropolitan, Hammersmith & City and Circle Line)
Farringdon (Metropolitan, Hammersmith & City, Circle Lines and Thameslink)
Old Street (Northern Line and National Rail)
Various bus routes

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DESCRIPTION

2 Sycamore Street is a converted warehouse with an abundance of character. Floor to ceiling heights and natural daylight are excellent at this property, which also includes original features such as wooden flooring.

The office comes fully cabled and with air conditioning.

Available for immediate occupation.

AMENITIES

- Good floor to ceiling height
- Excellent natural daylight
- Power and data cabling
- Kitchenette
- Shower
- Character features
- Wooden flooring
- Air conditioning
- Video entryphone system
- 24 hour access

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	883	82

LEASE

New lease available for a term by arrangement.

RENT

Per Sq. Ft.	Per Annum
£39.64	£35,000

SERVICE CHARGE

Per Sq. Ft.	Per Annum
£5.66	£5,000

BUSINESS RATES (2026/27)

Per Sq. Ft.	Per Annum
£14.79	£13,068

Interested parties are advised to verify these figures with the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£53,068	£4,422

VAT

The property is elected for VAT.

PLEASE CONTACT

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