

Showroom

1,932 sq. ft. / 179.49 sq. m.

Self-contained showroom opportunity in a prime Clerkenwell location

TO LET

82 Clerkenwell Road, London EC1M 5RF



HIGHLIGHTS

- Prime showroom location.
- Frontages on both Clerkenwell Road & Albermarle Way.
- Floor to ceiling windows & excellent floor to ceiling heights.
- Exposed brickwork feature walls.
- Demised W/C & Shower.
- Blank canvas where incoming tenant can influence the a/c & lighting layout.

APPROXIMATE FLOOR AREAS*

Floor	Sq. Ft.	Sq. M.
Ground	841	78.13
L. Ground	1,091	101.36
Total	1,932	179.49

* Floor areas subject to verification.

RENT

£115,000 per annum exclusive.

SERVICE CHARGE

Estimated at sub £10 per sq. ft.

BUSINESS RATES

To be confirmed.

VAT

The property is elected for VAT.

PLEASE CONTACT

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