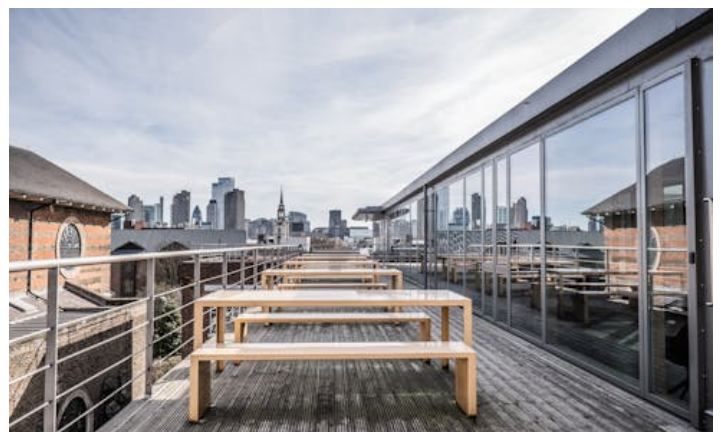
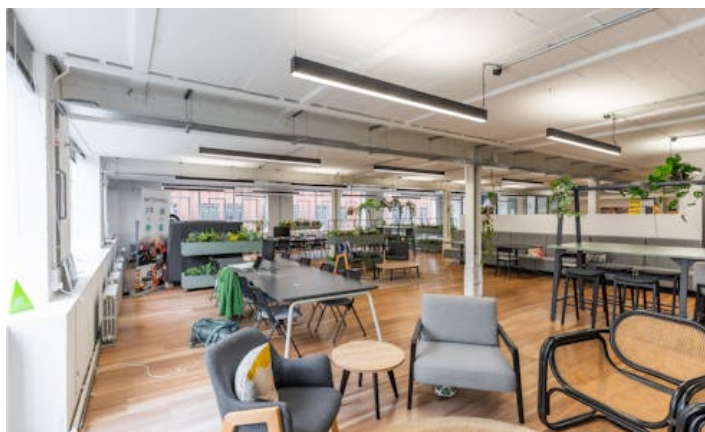


ELLIS BROWN

OFFICES TO LET

Fully fitted and furnished warehouse style office space on Exmouth Market with communal terrace

Exmouth House, 3-11 Pine Street, EC1R 0JH
3,517 - 7,114 sq ft



Ellis Brown
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Description

Exmouth House is a traditional Clerkenwell warehouse overlooking the charming Exmouth Market. The first floor is currently a single demise but can be split for an incoming occupier and will be fully fitted and furnished. The building has retained many of its original features and thus provides stylish warehouse offices. The building has a wealth of amenities including bookable meeting rooms, bicycle storage, showers and a large communal roof terrace with incredible views of the City.

Location

The building spans the corner of Pine Street and Exmouth Market and benefits from all of the local eateries from the daily thriving marketplace. Exmouth House is a short walk to Farringdon and Angel stations.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
1st - 100	3,597	334.17	£75	£18.41	On Application	£27,999.65	£335,995.77	-	Available
1st - 110	3,517	326.74	£75	£18.41	On Application	£27,376.91	£328,522.97	-	Available
Total	7,114	660.91	£75	£18.41		£55,376.56	£664,518.74		

Features

- Fully fitted and furnished
- Air conditioning
- Communal roof terrace
- Bicycle storage and showers
- Refurbished entrance/courtyard
- Bookable meeting rooms

EPC

A

Terms

On application

VAT

On application

Contact

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