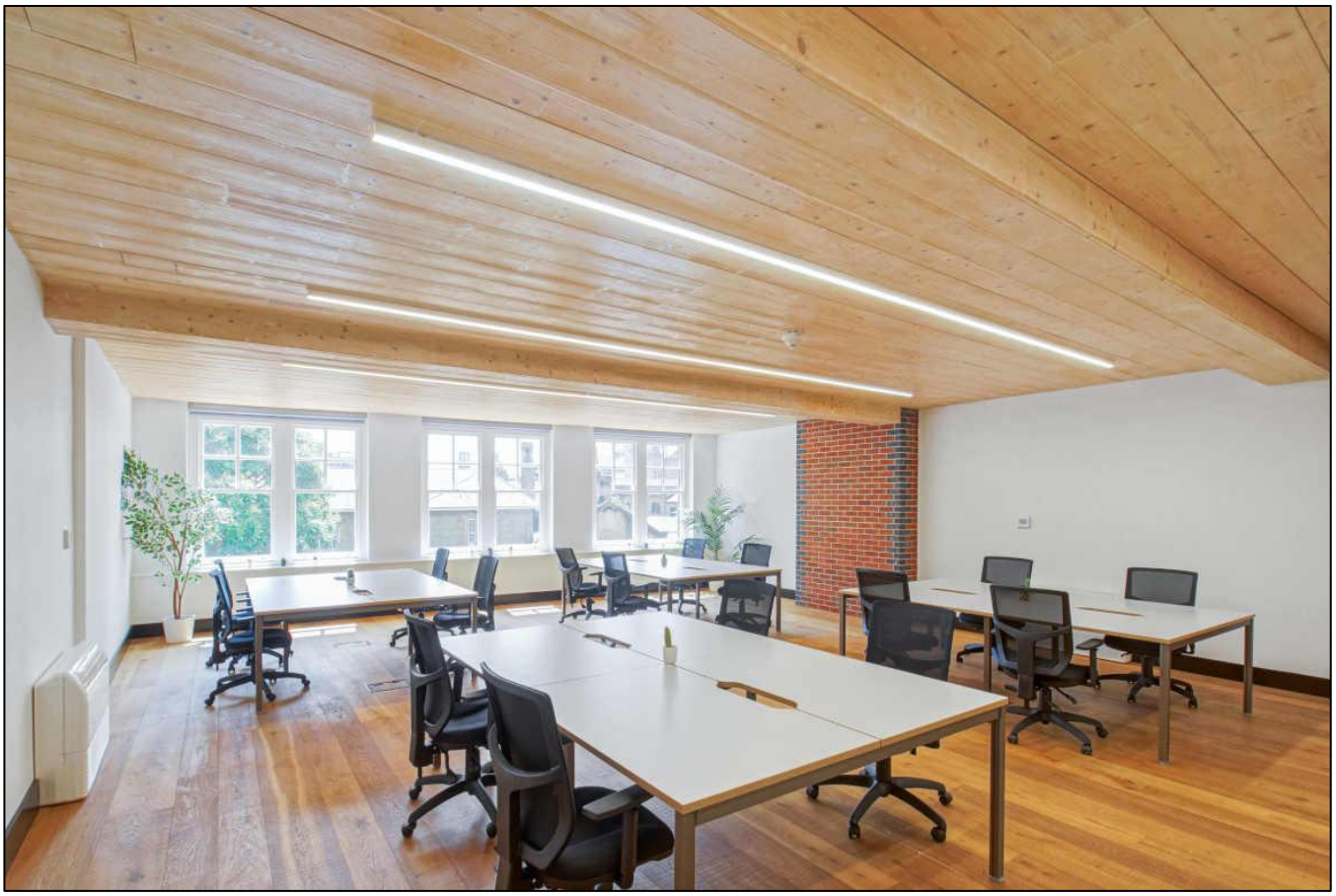
Office space
1,851 sq. ft. / 171.96 sq. m.
Stylish, refurbished office space in a prime Clerkenwell location

TO LET

Second Floor, 3 Sutton Lane, Clerkenwell, London EC1M 5PU



LOCATION

Sutton Lane is a charming courtyard linking Great Sutton Street with Clerkenwell Road in the heart of Clerkenwell's creative quarter. The area is home to more creative occupiers per square mile than anywhere else in the world. When it comes to bars, restaurants and coffee shops you are spoilt for choice with the likes of the following being immediately accessible, Brutto, Luca, Sessions Arts Club, The Zetter Townhouse, The Coach and St. JOHN. There are also plenty of pubs to choose from and Waitrose in a two-minute walk.

TRANSPORT

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

Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.













DESCRIPTION

This is an outstanding fitted office within a converted warehouse building on one of the best streets in Farringdon and Clerkenwell.

The office provides open plan accommodation with a dedicated fibre line, fully cabled timber floors, comfort cooling, feature walls, fitted kitchenette and 2 meeting rooms.

The ground floor provides bike storage as well as shower and locker facilities and a dedicated bike entrance.

AMENITIES

- Stylish client facing entrance
- Lift accessibility
- LED lighting throughout
- Raised access timber floors
- Fully cabled for power and IT
- Dedicated fibre line
- Comfort cooling
- 2 meeting rooms
- Kitchenette
- 2 x demised W/Cs
- Showers & lockers
- Secure bike store

APPROXIMATE FLOOR AREA

Floor	Sq. Ft.	Sq. M.
Second	1,851	171.96

LEASE

A new FRI lease is available for a term by arrangement.

RENT

Per sq. ft.	Per Annum
£59.50	£110,135

SERVICE CHARGE

Per sq. ft.	Per Annum
£6.49	£12,011

BUSINESS RATES (2026/27)

Per sq. ft.	Per Annum
£19.58	£36,240

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£158,386	£13,199

VAT

The property is elected for VAT.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Ned Walters
nwalters@antonpage.com

STRETTONS 020 8520 9911

FLOOR PLAN

