

Commercial Office Space

654 sq. ft. / 52.40 sq. m.

Small office in a prime Clerkenwell location

TO LET

64 Clerkenwell Road, Clerkenwell, London EC1M 5PX



LOCATION

The building is located on the north side of Clerkenwell Road close to the junction with St John's Street. The immediate area offers a huge variety of food, drink, hotel and leisure amenities.

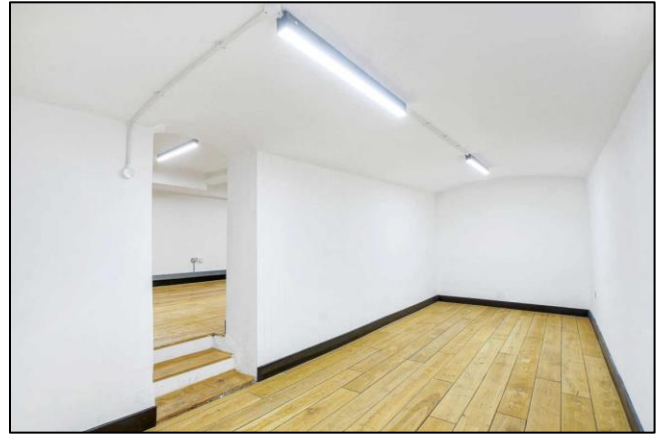
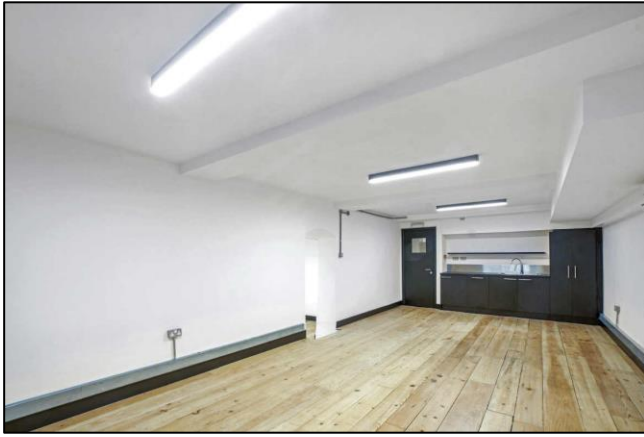
There are a large number of independent cafés, bars and restaurants around in the immediate area, alongside the likes of Waitrose, Benugo, ITSU and Pret a Manger.

TRANSPORT

Farringdon	(Circle, Metropolitan, Hammersmith & City lines and National Rail)
Barbican	(Circle, Metropolitan, Hammersmith & City lines)
Old Street	(Northern line and National Rail)
Angel	(Northern Line)
Bus Routes	4, 55, 56, 153 & 243

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

This office benefits from new lighting and a full redecoration throughout with a fitted kitchenette.

The accommodation provides an ideal opportunity for an occupier looking to be centrally located.

Available for immediate occupation.

AMENITIES

- Prime Clerkenwell Location
- Original features
- Excellent floor to ceiling height
- Kitchenette
- Wooden flooring
- Video entry phone system

APPROXIMATE FLOOR AREAS

Lower Ground	654 sq. ft.	52.40 sq. m.
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LEASE

New effective full repairing and insuring lease for a term by arrangement.

RENT

£20,000 per annum plus VAT

SERVICE CHARGE & INSURANCE

We understand the service charge for the ground and lower ground floor is currently running at £5,588.43 per annum plus VAT.

RATES

We understand that the rates payable for the year 2022/23 are approximately £9,137.68 per annum.

Interested parties must verify these figures from the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

£34,726.11 per annum plus VAT

£2,893.84 per calendar month plus VAT

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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