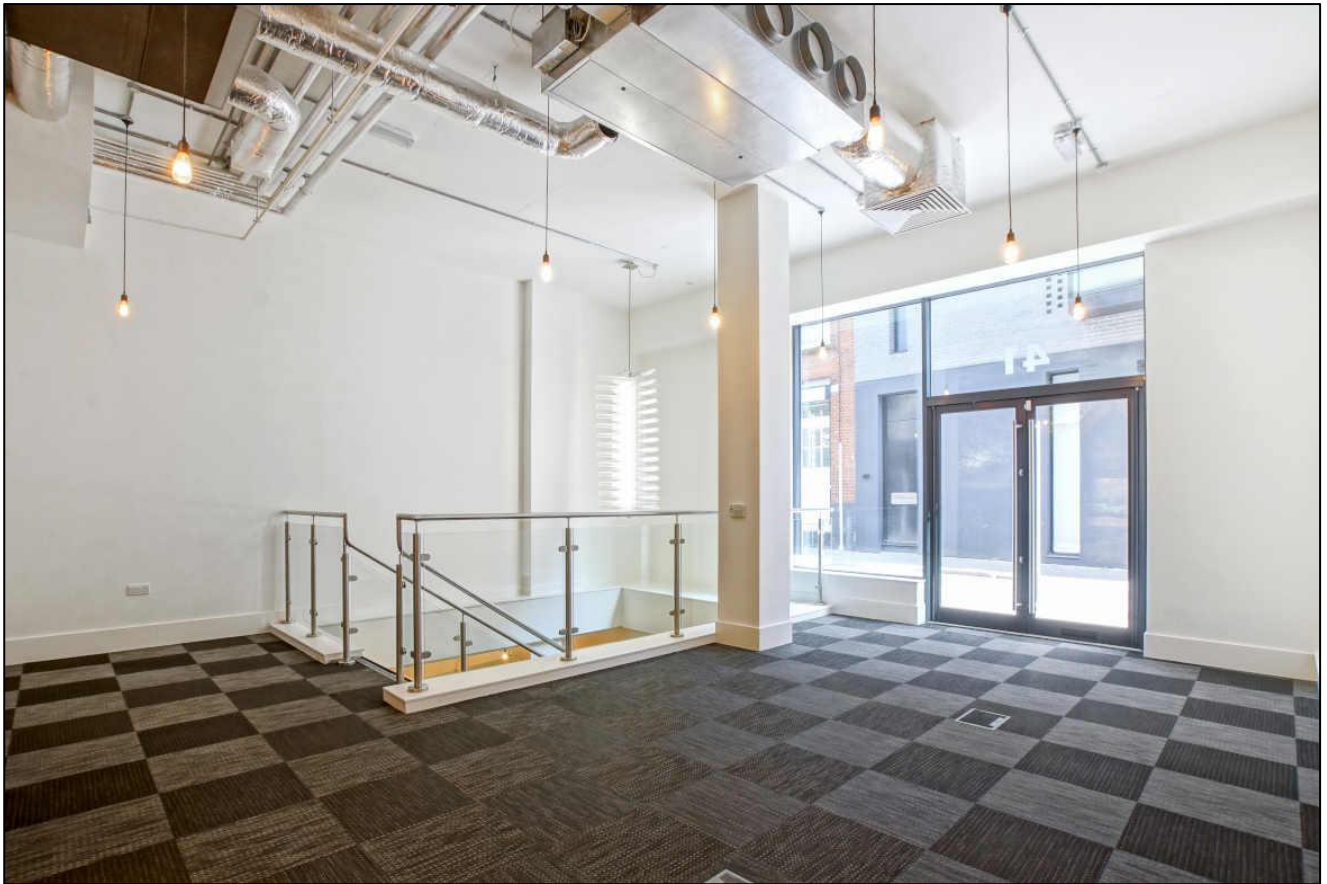


Office / Showroom Space
1,324 sq. ft. / 122.97 sq. m.

Self-contained, modern commercial unit

TO LET

41 Pear Tree Street, Clerkenwell, London EC1V 3AG



LOCATION

41 Pear Tree Street is located within a modern and popular mixed-use development on a quiet street that is ideally located between Clerkenwell and Shoreditch.

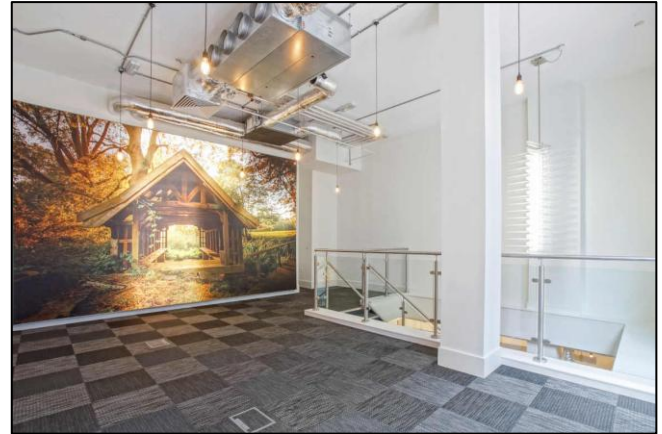
The area is well served by numerous cafes, bars and restaurants of both Clerkenwell and Shoreditch.

TRANSPORT

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Old Street (Northern line and National Rail)

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)



DESCRIPTION

41 Pear Tree Street is a self-contained office or showroom space arranged over ground and lower ground floors.

It is set within a modern mixed-use development, located between Clerkenwell and Shoreditch.

HIGHLIGHTS

- Self-contained with glazed frontage
- Internal staircase
- Air conditioning
- Fresh air ventilation
- Central heating
- Raised access flooring
- 2 x WC's & 1 shower
- Modern lighting
- Excellent floor to ceiling heights
- Fitted kitchenette

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	384	35.65
L. Ground	940	87.32
Total	1,324	122.97

LEASE

Flexible lease terms available

RENT

£47,500 per annum.

SERVICE CHARGE & INSURANCE

We understand the service charge & insurance payable for the current year equates to approx.:

Per Annum	Per sq. ft.
£8,837.12	£6.67

BUSINESS RATES

We understand that business rates payable for 2026/27 equate to approx.:

Per Annum	Per sq. ft.
£13,099	£9.89

Interested parties should make enquiries with the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£69,436.12	£5,786.34

VAT

The property is elected for VAT.

PLEASE CONTACT

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