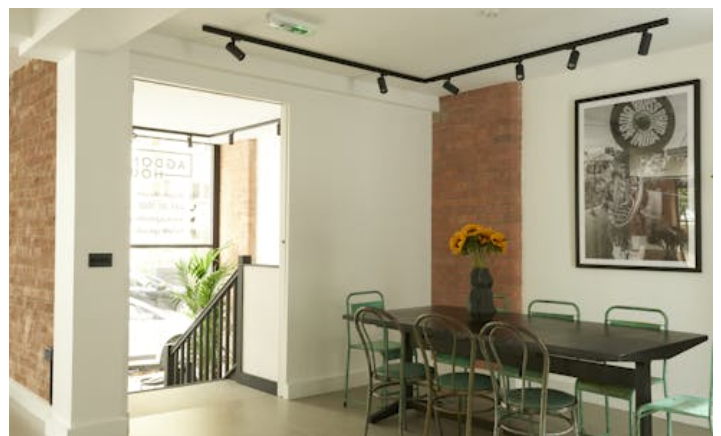
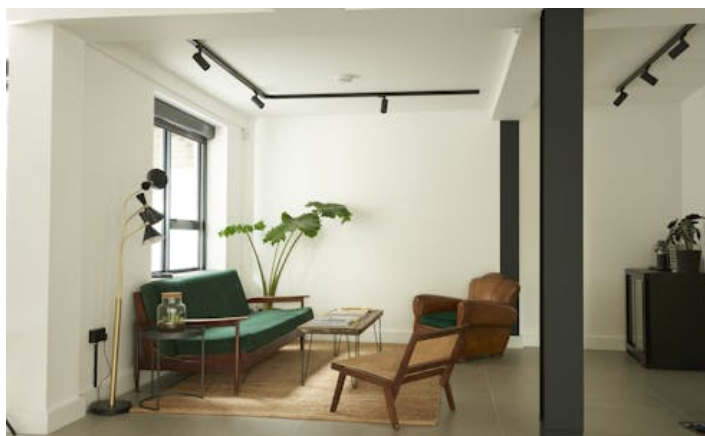


## OFFICE TO LET

Self-contained showroom / studio space in a prominent corner position in Clerkenwell

25 Agdon Street, EC1V 0AZ  
903 sq ft



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903 sq ft

Description

25 Agdon Street offers a self-contained showroom / studio space benefitting from dual frontage onto both Percival Street and Agdon Street providing excellent natural light throughout. The space has been refurbished to a high standard featuring track lighting, stone tiled flooring and exposed brickwork.

Available on flexible terms by way of a sublease.

Location

The property occupies a prominent corner position at the junction of Agdon Street and Percival Street, just off St. John Street. It benefits from excellent transport connectivity, with both Farringdon, Barbican and Angel stations within walking distance. These stations provide access to the Circle, Metropolitan, Hammersmith & City, Northern, and Elizabeth lines, as well as City Thameslink and National Rail services. The building is located a short walk from the bustling Exmouth Market which boasts a large array of gastro pubs, shops, cafes and restaurants.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	903	83.89	£50,000 /annum	£18.28	£12.78	£6,503.93	£78,047.18	Available
Total	903	83.89		£18.28	£12.78	£6,503.93	£78,047.18	

Features

- Self-contained
- Excellent natural light
- Extensive frontage
- Branding opportunities
- Flexible lease terms
- Service charge is exclusive of utilities

EPC

C

Terms

On application

VAT

On application

Contact

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# ELLIS BROWN

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903 sq ft

