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**ANTON
PAGE** 

Showroom

1,736 sq. ft. / 161.28 sq. m.

New self-contained showroom space in a prime Clerkenwell location

TO LET

5 Clerkenwell Road, Clerkenwell, London EC1M 5PA



LOCATION

The accommodation is situated on the junction of Clerkenwell Road and Goswell Road. This is a superb location in the heart of Clerkenwell, home to a vast variety of occupiers such as showrooms, media agencies, architects and tech related companies. The building is well positioned for transport with Barbican, Old Street and Farringdon Stations within close proximity.

TRANSPORT

Barbican (Circle, Metropolitan, Hammersmith and City lines)

Old Street (Northern Line and First Capital Connect)

Farringdon (Circle, Metropolitan, Hammersmith and City lines and First Capital Connect)

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

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DESCRIPTION

This self-contained accommodation has recently undergone a full refurbishment to the exterior and now provides excellent branding opportunities. The demise is provided in shell condition and the ground floor enjoys excellent natural daylight and great floor to ceiling height.

Available immediately.

AMENITIES

- Prime Clerkenwell Location
- Refurbished exterior
- Self-contained
- Good floor to ceiling height
- Excellent natural daylight

APPROXIMATE FLOOR AREAS

| | | |
|--------------|----------------------|----------------------|
| Ground | 797 sq. ft. | 74.04 sq. m. |
| L. Ground | 939 sq. ft. | 87.24 sq. m. |
| Total | 1,736 sq. ft. | 161.28 sq. m. |

RENT

£80,000 per annum

LEASE

A full repairing and insuring lease available for a term of one year or more.

RATES

Based upon current rateable values listed on the VOA website, the estimated rates payable for 2021/22 are as follows:

£23,574.88 per annum / £13.58 per sq. ft.

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

SERVICE CHARGE

We are advised that the service charge is approximately:

£520.80 per annum / £0.30 per sq. ft.

TOTAL OCCUPATIONAL COSTS

£104,000.00 per annum plus VAT

£8,666.66 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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