

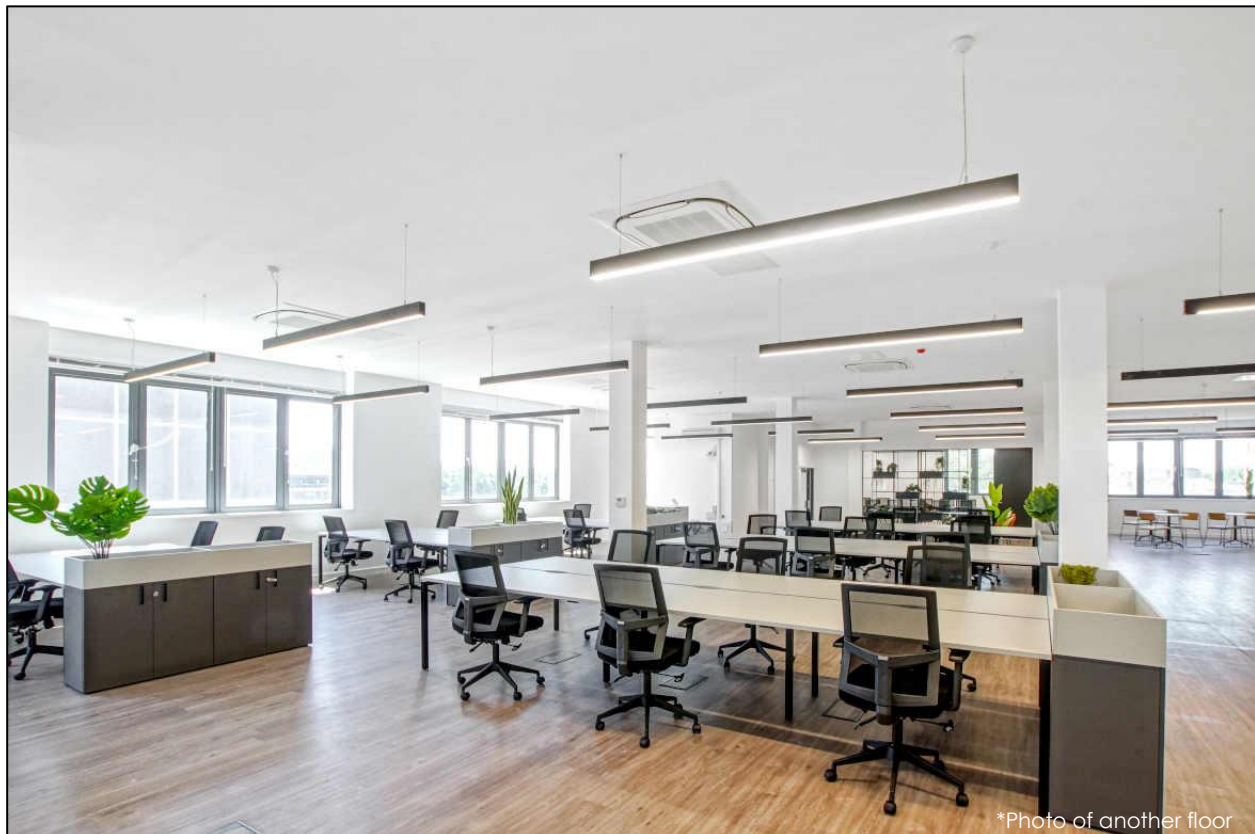
Commercial Office Space

3,750 sq. ft. / 348 sq. m.

**Clerkenwell offices available for immediate occupation**

# TO LET

**142 Central Street, Clerkenwell, EC1V 8AR**



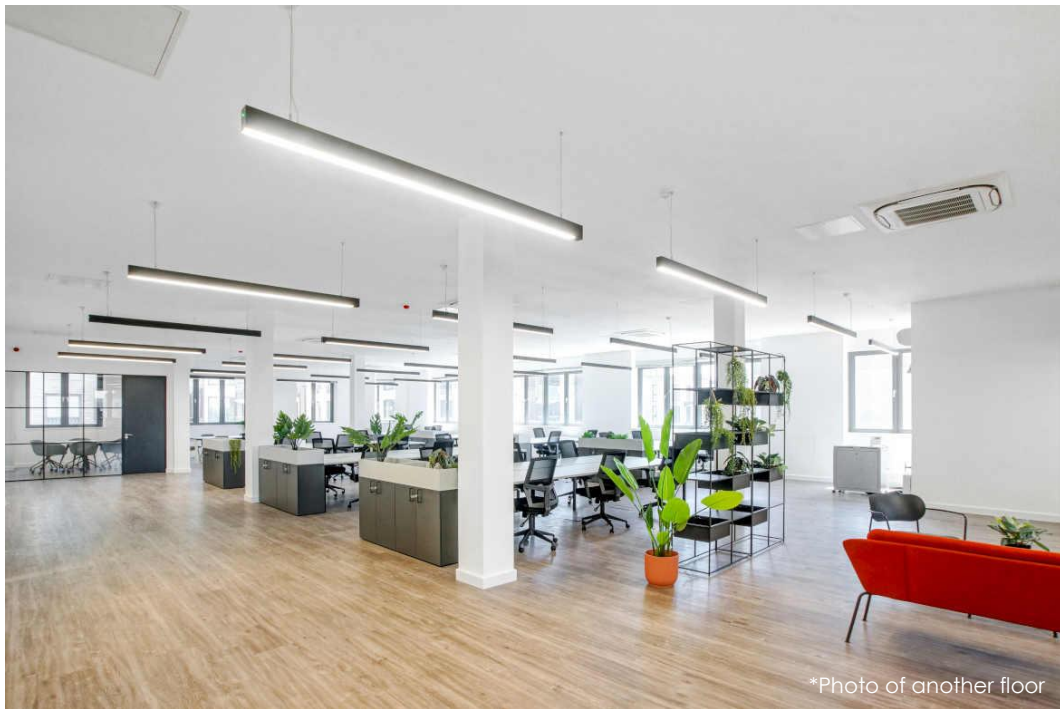
\*Photo of another floor

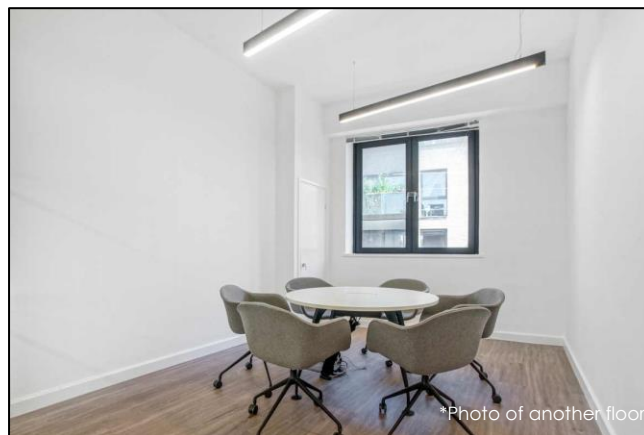
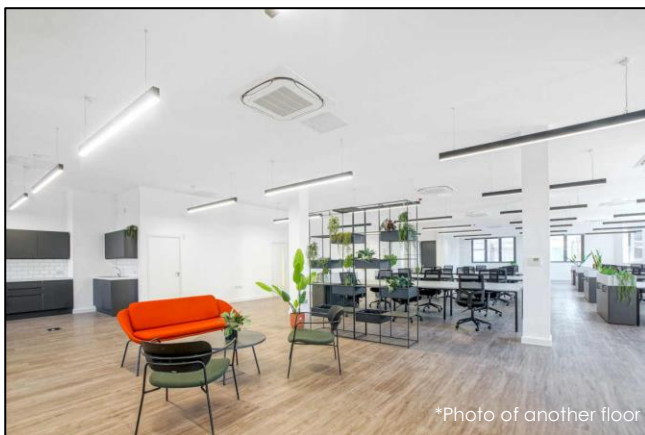
## LOCATION

The building is located at the northern end of Central Street close to the junction with City Road. Angel underground station is within close proximity and offers an abundance of amenities with many shops, bars and restaurants.

## TRANSPORT

Angel (Northern line)  
Old Street (Northern Line and National Rail)  
Barbican (Circle, Hammersmith & City and Metropolitan lines)  
Santander Cycles  
Various bus routes





## DESCRIPTION

The offices is located on the fourth floor of this former industrial building and provides a great open plan creative office space.

The floor is delivered as fitted with excellent natural daylight from windows on three elevations, excellent floor to ceiling heights, exposed services, demised W/Cs and meeting rooms.

## AMENITIES

- Air-conditioning
- Fully accessible raised floor
- LED lighting
- Meeting rooms
- Male & female W/C's
- Entry phone system
- Excellent natural daylight
- Passenger lift
- Fitted kitchenette
- Goods lift
- Loading bay

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fourth	3,750	348

## LEASE

A new lease available until 29th June 2027.

## RENT

Per Annum*	Per Sq. Ft.*
£73,125	£19.50

## SERVICE CHARGE

Per Annum*	Per Sq. Ft.*
£18,750	£5.00

## BUSINESS RATES (2025/26)

Per Annum	Per Sq. Ft.
£ 56,250	£15.00

Interested parties should verify these figures with the London Borough of Islington or visit [www.gov.uk](http://www.gov.uk).

## TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£148,125	£12,344

## PLEASE CONTACT

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\*VAT is payable on Rent & Service Charge