

Commercial Office Space

670 sq. ft. / 62.2 sq. m.

Furnished office set within a stunning historic development available on inclusive terms

TO LET

46 Kingsway Place, Sans Walk, Clerkenwell EC1R 0LU



LOCATION

Kingsway Place is a historic, gated development in the heart of Clerkenwell. The property is ideally located to the north of Clerkenwell Green and south of Exmouth Market. Clerkenwell benefits from a huge variety of cafés, pubs, bars and restaurants as well as the famous street food market on Exmouth Market. Transport links are excellent with quick and easy access to both Farringdon and Angel stations.

TRANSPORT

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

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Angel (Northern line)

Various bus routes available including 55, 63, 153 and 243



DESCRIPTION

The development provides both office and residential spaces. It is also gated with; onsite security, a large communal walled garden and shared bike racks.

46 Kingsway Place is a self-contained office located at lower ground floor providing a unique working space. It is fully fitted and furnished ready for immediate occupation.

HIGHLIGHTS

- Fully fitted and furnished office
- Data and power cabling installed
- Internet fibre provided
- Central heating / opening windows
- Fitted kitchen
- Demised WC bathroom and shower
- Weekly cleaning
- Video entry phone system
- On site security and commissionaire
- Secure bicycle parking
- Parking available - £200 pcm / £20 per day
- Beautiful communal gardens

APPROXIMATE FLOOR AREA (GIA)

Floor	Sq. Ft.	Sq. M.
Lower Ground	670	62.2

TENANCY AGREEMENT

New tenancy agreement available from 1 year onwards.

ALL-INCLUSIVE RENT

Per Annum	Per Calendar Month
£47,400	£3,950

Inclusive of rent, service charge, utilities, cleaning and internet.

BUSINESS RATES

Should this be your only site, no further business rates would be payable, however,

Per Annum	Per Calendar Month
£2,994	£249.50

VAT

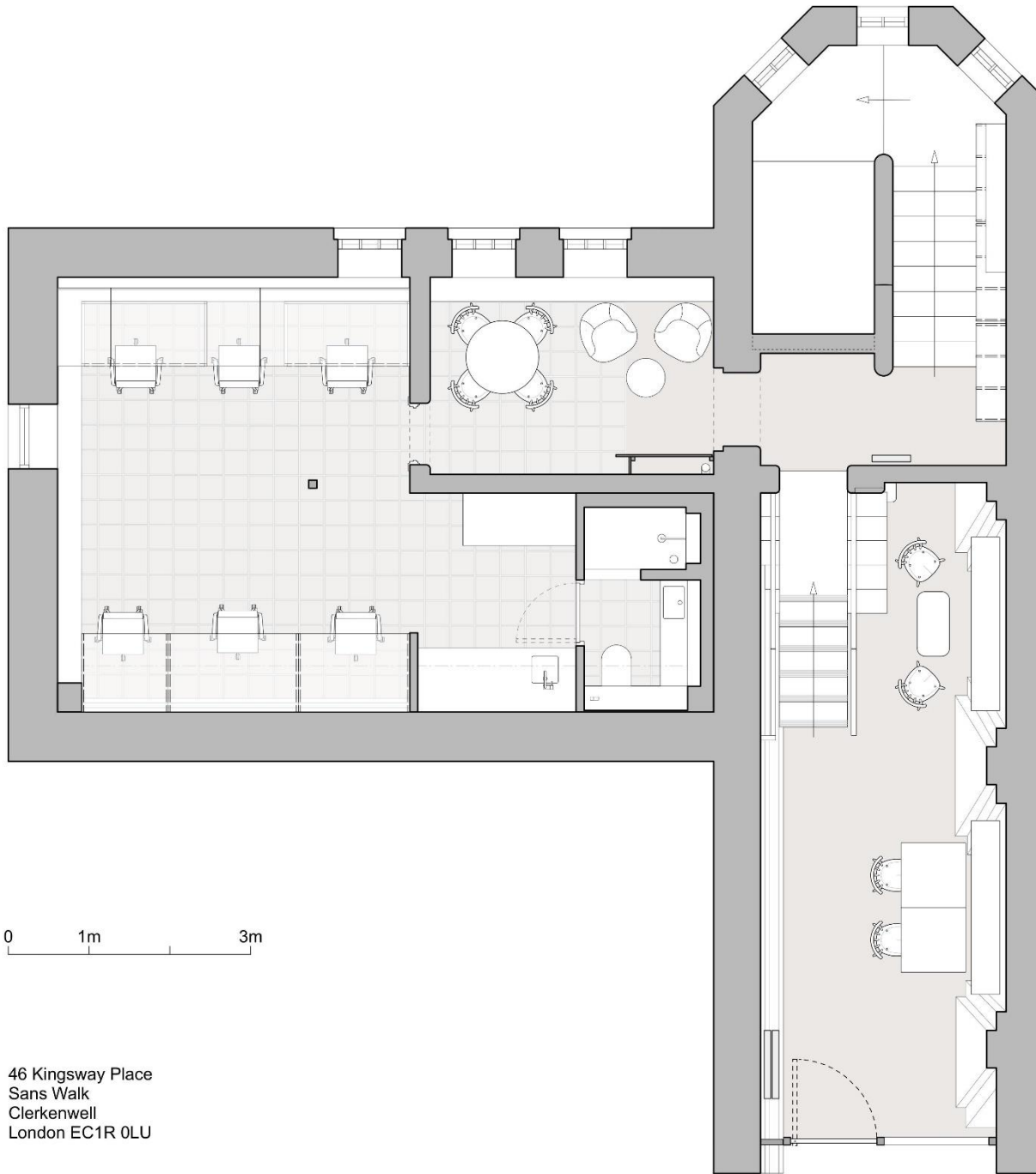
The property is elected for VAT.

PLEASE CONTACT

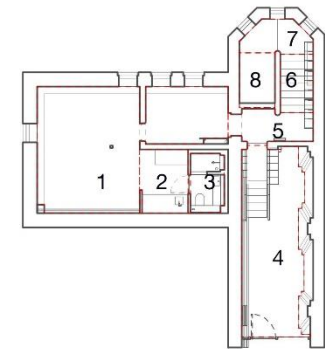
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46 Kingsway Place
 Sans Walk
 Clerkenwell
 London EC1R 0LU



Areas:

1.	31.8 m ²
2.	5.5 m ²
3.	3.6 m ²
4.	20.4 m ²
5.	4.6 m ²
6.	3.5 m ²
7.	3.8 m ²
8.	3.5 m ²

Option 1
 Plan 1:50 @A3
 02.04.2004