

Tel: 020 7336 1313

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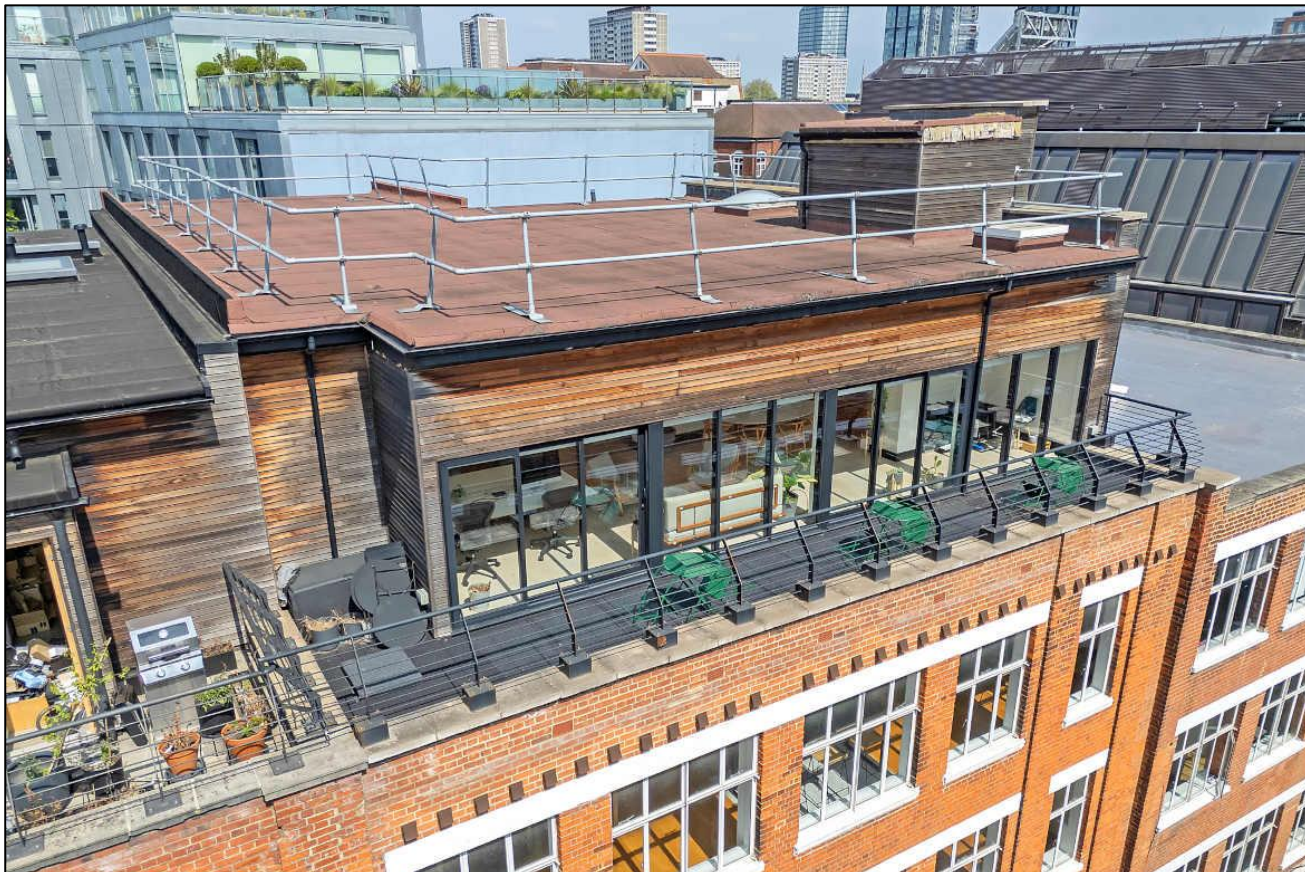
**ANTON
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Commercial Office Space
1,410 sq. ft. / 130.99 sq. m.

Newly refurbished Clerkenwell warehouse office suites available

TO LET

33 Great Sutton Street, Clerkenwell EC1V 0DS



LOCATION

Great Sutton Street is home to an array of creative office occupiers and there is an established showroom community. When it comes to bars, restaurants and coffee shops you are spoilt for choice, a few examples in the immediate vicinity include; The Sutton Arms, The Slaughtered Lamb, Breddos Tacos, Pret A Manger and The Salad Kitchen.

TRANSPORT

Barbican (Circle, Hammersmith & City and Metropolitan lines)
Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Old Street (Northern line and National Rail)

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

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DESCRIPTION

A newly available penthouse office floor on the fourth floor of a converted warehouse, in the heart of Clerkenwell.

There is lift access from ground floor directly into the fourth floor reception and private kitchen and WC facilities.

The unit offers column free space allowing for a completely open plan working environment and an impressive glass meeting room at the rear.

The office is fully equipped with office furniture and a private, south facing roof terrace.

AMENITIES

- Highly impressive penthouse office floor
- Private south facing terrace
- High quality fit-out throughout
- Air conditioning throughout
- Passenger lift with direct/secure access into the floor
- Private kitchen & WCs
- Excellent natural light with glass on three elevations

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fourth	1,410	130.99

LEASE

A new lease is available for a term by arrangement.

EPC

Rated D

RENT

Per sq. ft.	Per Annum
£69.50	£97,995

SERVICE CHARGE

Per sq. ft.	Per Annum
£9.15	£12,901.50

RATES

The estimated rates payable for 2025/26 are:

Per sq. ft.	Per Annum
£23.43	£33,036.30

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

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Month
£143,932.80	£11,994.40

PLEASE CONTACT

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