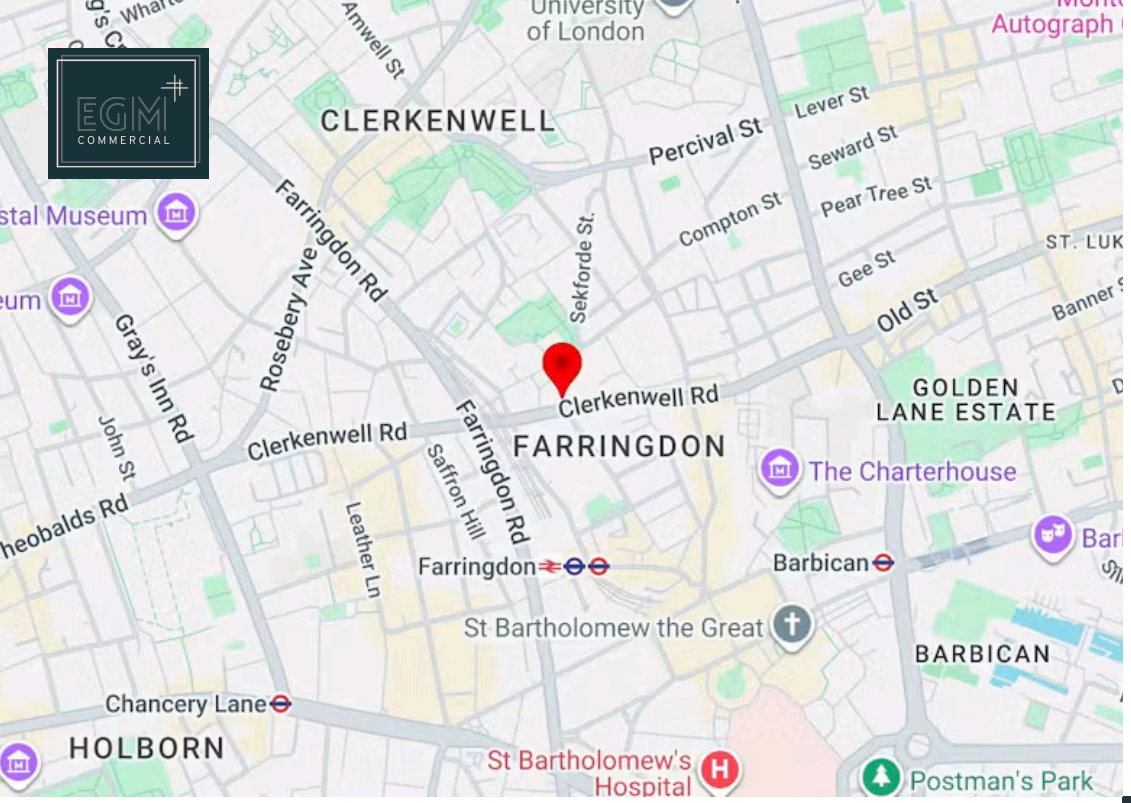


EGM COMMERCIAL

# 112 Clerkenwell Road, London, EC1M 5SA

## Office To Let | £63,704 per annum | 1,161 sq ft

PROMINENT CLERKENWELL LOCATION | MODERN THIRD-FLOOR OFFICE ACCOMMODATION




## Location

The property is ideally situated on Clerkenwell Road, benefiting from excellent transport connections. Farringdon Station is within a short walking distance, providing access to the Elizabeth Line, Circle, Hammersmith & City and Metropolitan lines, as well as National Rail services. Barbican Underground Station is also nearby, with numerous bus routes serving the surrounding area.

## Viewings

By appointment with EGM Commercial
Monday - Friday 9am - 18:00pm

## Key Points

- Prime location
- Recently refurbished
- Excellent natural light
- Air-conditioning
- Fibre internet
- Fitted Kitchenette
- W.C.
- Great Transport links

## Description

EGM Commercial is pleased to bring to the market this bright, modern and welcoming third-floor office space, finished to a clean and contemporary standard. The accommodation features an open-plan layout with light wood-effect flooring, white walls and modern suspended LED lighting, creating a spacious and professional atmosphere.

## Summary

- Rent: £63,704 per annum

## Further information

- View details on our website
- View Microsite

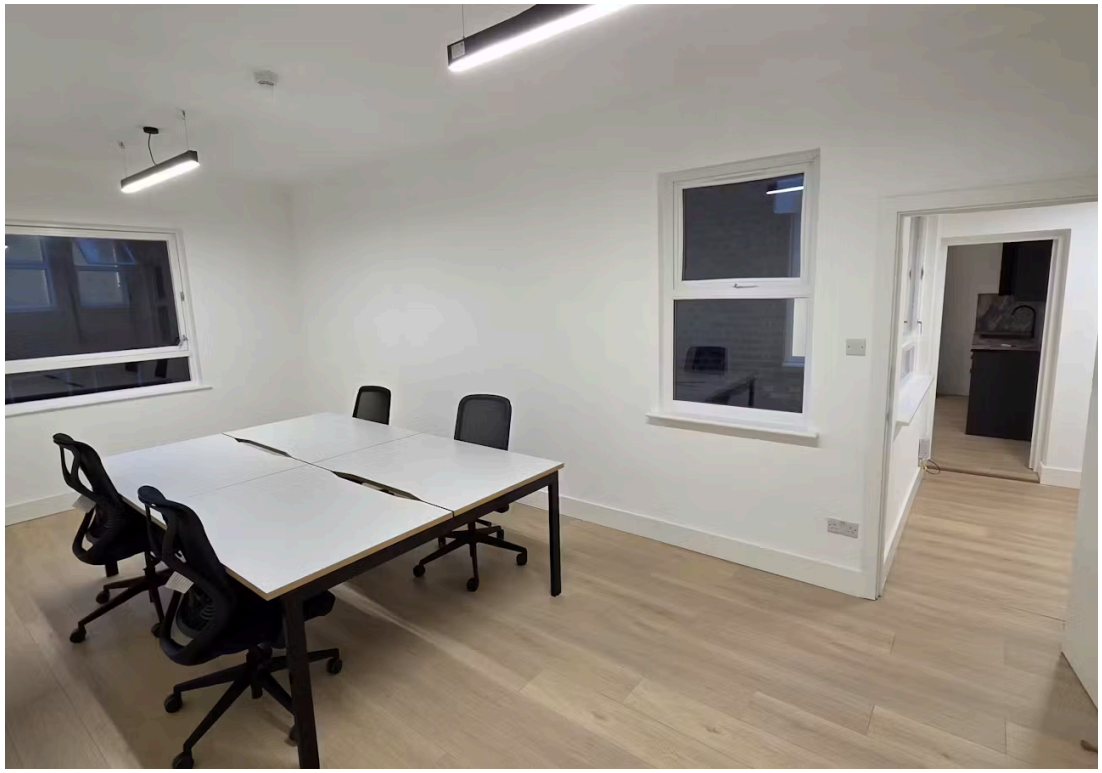
## Contact & Viewings



Effi Grussgott
07572 125 096
effi@egmcommercial.co.uk

The above information contained within this email is sent subject to contract without prejudice. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.








grabo