



The Poppy Building, 8 Brewhouse Yard, Clerkenwell, EC1
London, EC1V 4DG

Bright, Refurbished & Fully Fitted Offices in the Heart of Clerkenwell with Large Communal Roof Terrace and Exceptional Natural Light

1,717 to 3,434 sq ft
(159.51 to 319.03 sq m)

- Large communal roof terrace
- DDA Compliant
- Secure cycle storage
- Shower facilities
- Full access raised flooring
- Suspended ceiling
- Air conditioning
- Fully fitted 1st floor

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Summary

Available Size	1,717 to 3,434 sq ft
Rent	£56.50 - £58.50 per sq ft
Rates Payable	£20 per sq ft Estimate
Service Charge	£14.88 per sq ft plus utilities
Estate Charge	£0.72 per sq ft Estimate
EPC Rating	Upon enquiry

Description

Contemporary office building of concrete & glass construction arranged over five levels. The floors have excellent natural light owing to the floor-to-ceiling windows and natural light from 3 elevations. The building also boasts a large communal terrace overlooking the surrounding area.

The 1st floor is fully fitted to an excellent spec with:

- Full access raised floors
- AC
- LED lights
- Kitchen area
- 2x Meeting rooms
- 20 desks
- Private phone booths

Location

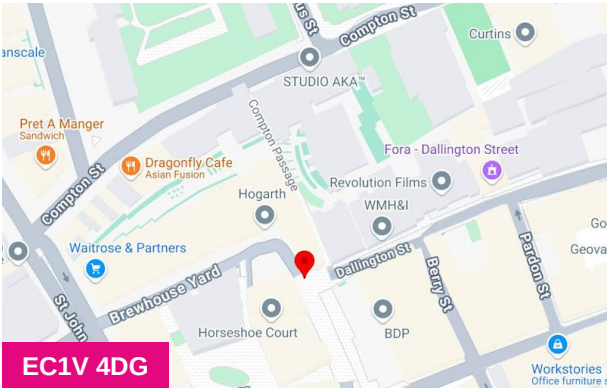
The Poppy Building occupies a virtual island site overlooking Brewhouse Yard, is situated in the City's vibrant Tech Hub.

The building benefits from excellent transport links, being equidistant from Farringdon (Elizabeth Line, Thameslink, Circle, Hammersmith & City and Metropolitan) and Barbican (Circle, Hammersmith & City, and Metropolitan) stations. Old Street Station (Northern Line) is also a short walk away.

Accommodation

The accommodation comprises the following net internal areas:

Name	Floor/Unit	sq ft	sq m	Rent	Availability
3rd	3rd	1,717	159.51	£58.50 /sq ft	Let
1st	1st	1,717	159.51	£56.50 /sq ft	Available
Total		3,434	319.02		



Viewing & Further Information



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