



To Let

99 Clifton Street is a high quality, energy efficient, prominent Shoreditch building

- High quality, prominent Shoreditch building walking distance from Old Street, Moorgate and Liverpool Street stations
- Efficient floor plate with good ceiling height and natural light
- Cycle parking, drying room and numerous showers
- 24 hour security and manned reception

99 Clifton Street

London, EC2A 4TP

4,358 to 12,182 sq ft

404.87 to 1,131.74 sq m

Reference: #1378

99 Clifton Street

London, EC2A 4TP



Summary

| | |
|----------------|---|
| Available Size | 4,358 to 12,182 sq ft / 404.87 to 1,131.74 sq m |
| Rent | £50 - £55 per sq ft POA |
| Rates Payable | £22 per sq ft |
| Service Charge | £12 per sq ft |
| EPC | A (22) |

Accommodation

Available immediately

| Floor/Unit | Size | Availability |
|------------|-------------|--------------|
| 2nd | 4,358 sq ft | Available |
| 1st | 7,827 sq ft | Available |
| Ground | 3,943 sq ft | Occupied |

Location

The building is located in Shoreditch, equidistant between Old Street, Moorgate and Liverpool Street underground stations.

Specification

The building is an outstanding recent development within the area, constructed in 2015.

It sits in a prominent location on the western side of Clifton Street and benefits from a high quality steel framed base build with an exposed brick exterior finish and aluminium framed windows with high quality glazing. Internally there are polished concrete structural columns, aesthetic exposed services throughout and raised floors.

It offers efficient predominantly open plan floor plates with various size meeting rooms in situ.

The space can be provided with cabling already in place and furniture by separate arrangement allowing for a "plug and play" opportunity that could expedite a transaction.

Additional benefits include a large breakout floor, "town hall" style meeting/events space with timber bleacher seating, cycle storage and 12 showers, plus an extensive terrace area which provides outdoor space.

Terms

The accommodation is available as a whole, by way of a sub lease for a flexible term to be agreed.

Viewings

Strictly by appointment by the sole agents.