



**TO LET**

**30B Great Sutton  
Street, London, EC1V  
ODU**

**544 sq ft**

**E Class Self Contained  
Unit to Let**



**VIDEO TOUR**

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## Description

30B Great Sutton Street is offered over 544 sq ft, benefiting from an open plan layout, WC and a kitchen area perfect for staff breakout and collaboration. This period property boasts an attractive frontage bursting with character, the property benefits from E class usage allowing the property to be used by a wide range of occupiers.

The property is surrounded by popular furniture/showroom shops and bars such as Modus and The Slaughtered Lamb drawing down the huge footfall from Clerkenwell Road to Great Sutton Street.

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## Key points

- Flexible Usage
- Popular retail/showroom Location
- Self Contained Ground Floor Unit in a Prominent Location
- E class unit with character frontage
- Short Distance to Smithfield Market
- Located just off Clarkenwell Road close to Local Amenities





## Location

Located in the heart of Clerkenwell, close to the junction with Clerkenwell Road and around the corner from the attractive Clerkenwell Green. There is an eclectic mix of bars, cafes and restaurants on the door step of Albemarle Way.

Both Farringdon and Barbican stations being within a 7-10 minute walk away, providing access to Thames link, London Underground and the Elizabeth Line (Cross Rail).

## Transport Links



Farringdon 0.2 Miles



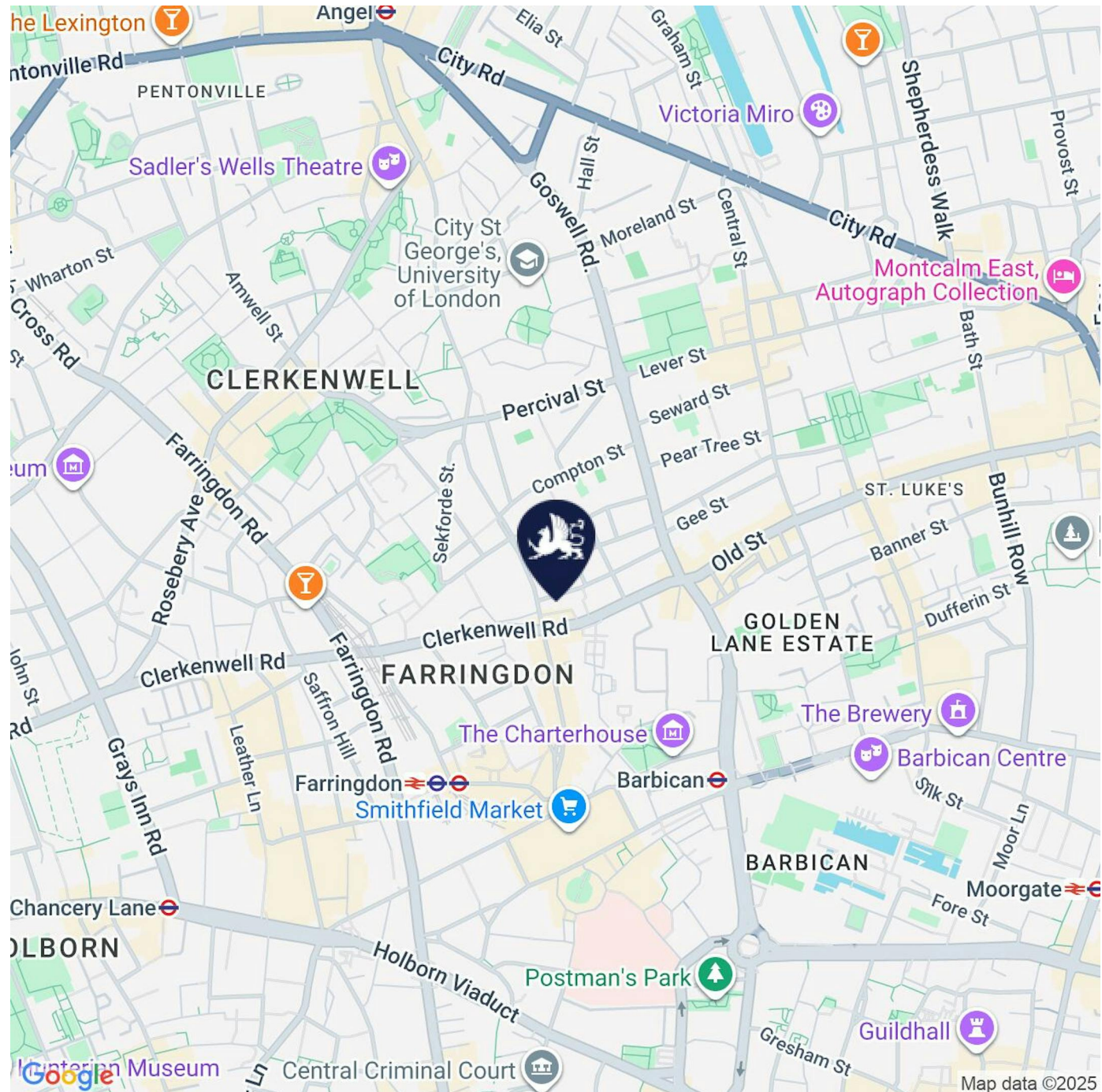
Barbican 0.3 Miles



Chancery Lane 0.5 Miles



St. Pauls 0.6 Miles







## Rents, Rates & Charges

Lease	New Lease
Rent	£30,000 per annum
Rates	On application
Service Charge	£550 per annum Service Charge and Management Fee
VAT	Applicable
EPC	C (54)

## Viewing & Further Information



**Brett Sullings**  
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