



TO LET

1,324 SQ FT
(123 SQ M)

£45 PER SQ FT

Fully fitted warehouse-style
office space to let 1,324 sq ft
in EC1

- Fully fitted
- 12 desks
- 6/8 person meeting room
- Teapoint
- Zoom booth
- Timber floors
- Whitewashed brickwork
- Exposed timber beams

Summary

Available Size	1,324 sq ft
Rent	£45 per sq ft
Rates Payable	£13.62 per sq ft
Rateable Value	£31,250
Service Charge	£5.56 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The available unit is found on the 3rd floor of this characterful former warehouse building. The unit is to be fitted to provide predominantly open plan accommodation with 12 desks, a 8 person meeting room, a breakout area and reception along with a tea point providing fridge and dishwasher.

Location

The building is located at the western end of Exmouth Market close to its junction with Farringdon Road. It is well-connected by public transportation, with Farringdon and Angel tube stations within walking distance. It's also easily accessible by bus.

Exmouth Market is a vibrant and eclectic street located in Clerkenwell. It's a popular destination for locals and visitors alike, known for its diverse range of restaurants, cafes, shops, and street markets.

Exmouth Market is renowned for its diverse culinary scene. You can find a wide variety of restaurants and eateries serving cuisine from around the world, including Italian, Spanish, Turkish, Japanese, and more. The market is particularly famous for its street food vendors and pop-up stalls offering delicious dishes.

It also hosts a street market on weekdays and Saturdays, where you can browse through stalls selling everything from artisanal food and fresh produce to unique crafts and clothing items. It's a great place to shop for unique gifts and sample local and international cuisine. Many of the restaurants and cafes along Exmouth Market offer outdoor seating, making it a pleasant place to dine and people-watch.

In addition to its food offerings, Exmouth Market is home to a range of independent boutiques, bookshops, vintage stores, and specialty shops. It's a fantastic place to explore and discover unique and quirky items.

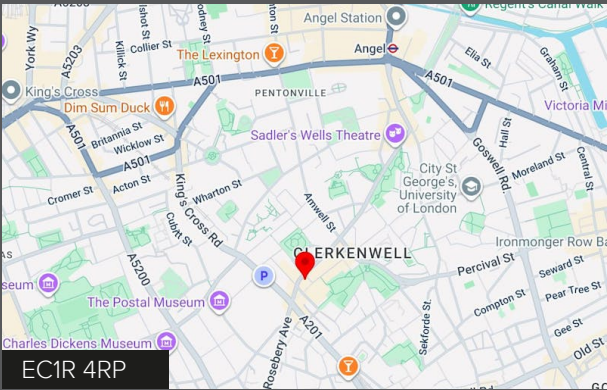
The area around Exmouth Market is known for its creative and artistic atmosphere. You'll find galleries, studios, and theaters nearby, contributing to the neighborhood's vibrant cultural scene.

Overall, Exmouth Market is a dynamic and lively part of London, offering a unique blend of food, shopping, and culture in a friendly and welcoming atmosphere. It's a must-visit destination for anyone looking to explore the diverse and vibrant neighbourhoods of the city.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	1,324	123	Available



Viewing & Further Information



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Name	sq ft	sq m	Availability
Total	1,324	123	

Terms

A new lease is available direct from the freeholder for a term by arrangement.

