



**Lambert
Smith
Hampton**

020 7198 2000

To Let

Office Property

Attractive converted warehouse

10 Northburgh Street, Clerkenwell, EC1V 0AT



- 1,989 Sq Ft (184.78 Sq M)
- Available on a short-term basis
- Fully fitted office
- Within close proximity to Barbican & Farringdon Stations

Lambert Smith Hampton

The Borough Suite, 8 St Thomas Street, London SE1 9RS T +44 (0)20 7198 2000

10 Northburgh Street, Clerkenwell, EC1V 0AT

Location



Northburgh House is located on the northern side of Northburgh Street, in the heart of Clerkenwell.

The property benefits from excellent transport links being located within walking distance from Barbican and Farringdon Stations.

Description

The property which is a renovated warehouse, has been refurbished in recent years and benefits from the following amenities:

- Fully fitted & furnished
- Air conditioning
- 2 meeting rooms
- Kitchen in situ
- Perimeter trunking
- Potential for 30-35 desks
- 2 x Passenger lifts
- Manned reception
- Shower & bike racks
- Fully cabled

Accommodation

The accommodation provides the following floor area:

Accommodation	Sq Ft	Sq M
Part 1st	1,989	184.78

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Not applicable

Terms

Available by way of a new licence from 12 months onwards.

Rent

£188,955 per annum (£95.00 per sq ft) inclusive of rent, business rates and service charge.

Furniture

Furniture is included within the price and is fully cabled.

Availability

Immediately

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Ty Turner

Lambert Smith Hampton

020 7198 2321

07720 677 534

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David Earle

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10 Northburgh Street, Clerkenwell, EC1V 0AT

Office space



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Floor plan

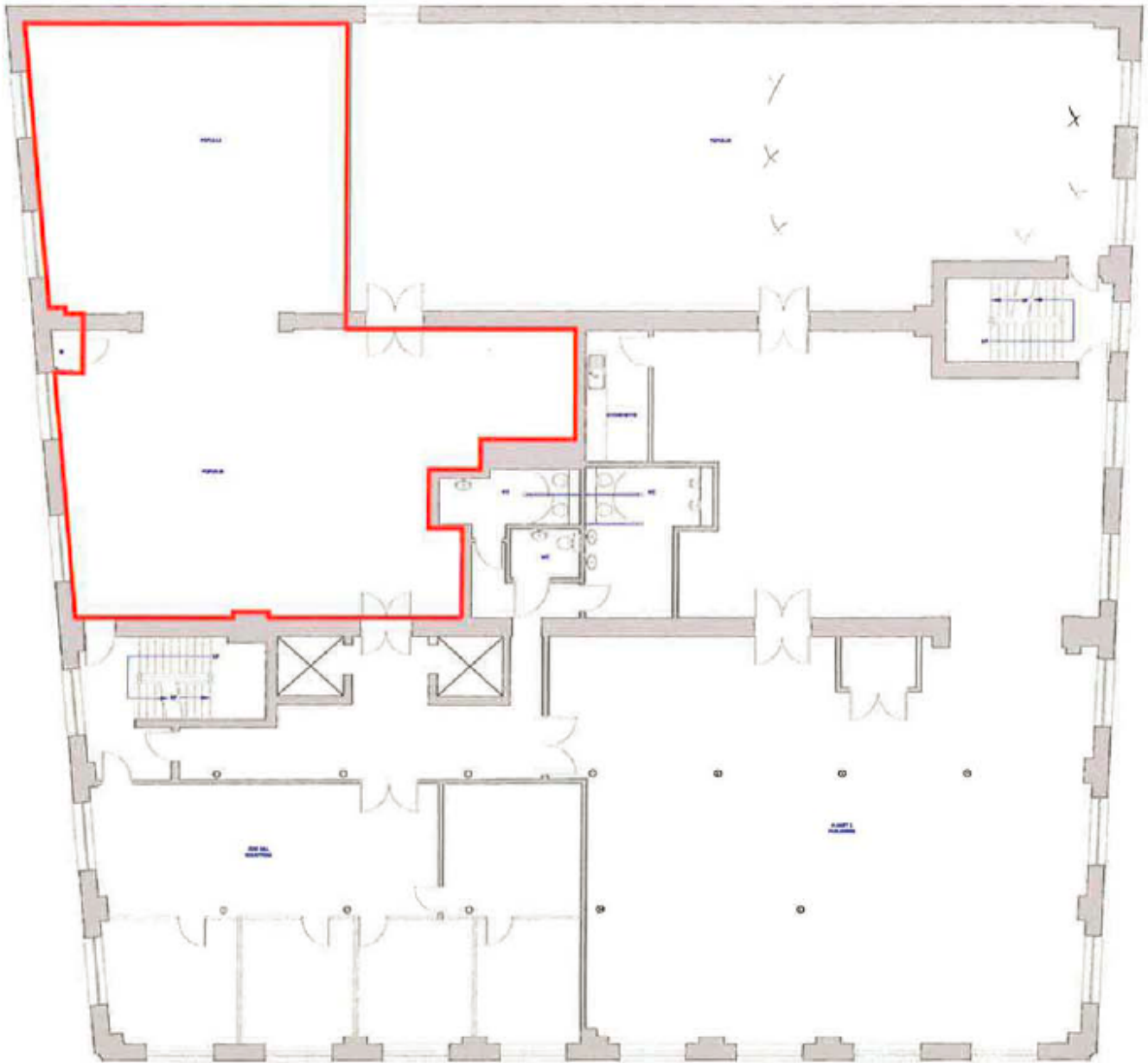


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September 2018

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