

Compton

Clerkenwell
45 Gee Street
EC1V 3RS

Unique office space available for rent within a RIBA award winning building in close proximity to Farringdon, Barbican & Old Street Stations

For Rent
3,068 to 6,136 ft²

020 7101 2020
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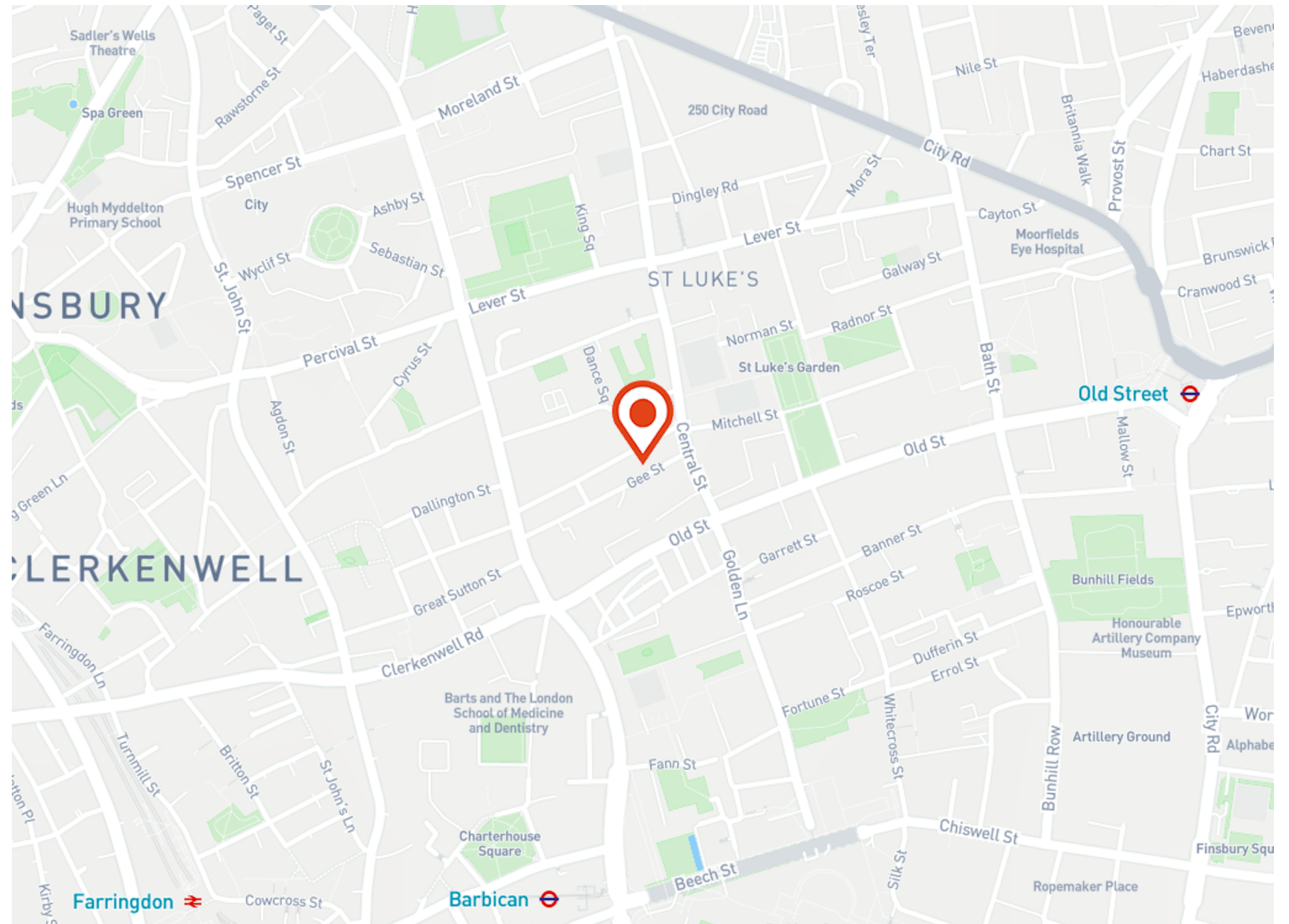
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Location

45 Gee Street is a RIBA design award winning, landmark building ideally situated between Clerkenwell & Shoreditch. Easily accessible from the City, the West End, and further afield from St Pancras International and City Airport, this high specification and sustainable new build is in a prime position adjacent to the City of London and will benefit from the regeneration of East London.

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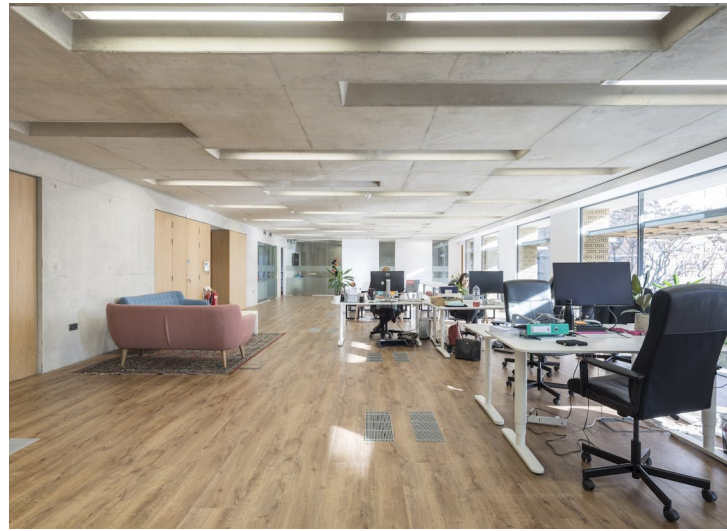
Building Exterior

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Amenities

- Offered partially-fitted, but can be offered either Cat A, or fully-fitted, subject to terms
- Efficient open-plan floor plates providing a flexible fit out
- Private terrace spanning the front elevation on the 5th floor
- VRF fresh air system
- Fully accessible raised floors
- Column free floor plates
- Floor to ceiling windows providing excellent natural daylight
- Generous floor to ceiling heights
- Recessed ceiling lighting
- Horizontal timber and steel solar shields providing decorative feature to the façade
- Self-Contained WCs to each floor
- Two passenger lifts
- Video entry phone system
- Secure bike storage

Description

The building offers column free floors, each with lift access, exposed concrete walls and ceiling details, solid oak bris soleil to help shield sunlight and heat and other environmentally friendly technologies to create fantastic workspaces.

The award winning architects have created bright, contemporary and characterful spaces. The column free floor plates make the design of the workspaces as flexible as possible to ensure spacious and comfortable working environments throughout. Environmentally friendly and sustainable technologies are utilised to make the internal spaces naturally air-cooled and ventilated. Underfloor air conditioning maximises the use of fresh air and improves tenant space plan flexibility. A large part of the roof is also planted with species listed by the Environment Agency as being of high ecological value.

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Content

Watch the film



View on Website



Terms

New full repairing & insuring lease(s) available for a term by arrangement direct from the freeholder.

VAT

The property is elected for VAT

Possession

Available Now

Legal Costs

Each party to bear their own legal costs in this transaction

Local Authority

The London Borough of Islington

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Floor Areas & Outgoings

The accommodation comprises of the following:

Floor/Unit	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
4th	3,068	On Application	£16.95 /sq ft	£10.85 /sq ft	£7,107.53	£85,290.40	Under Offer
3rd	3,068	On Application	£18.15 /sq ft	£10.85 /sq ft	£7,414.33	£88,972	Under Offer
Total	6,136				£14,521.86	£174,262.40	

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Contact Us

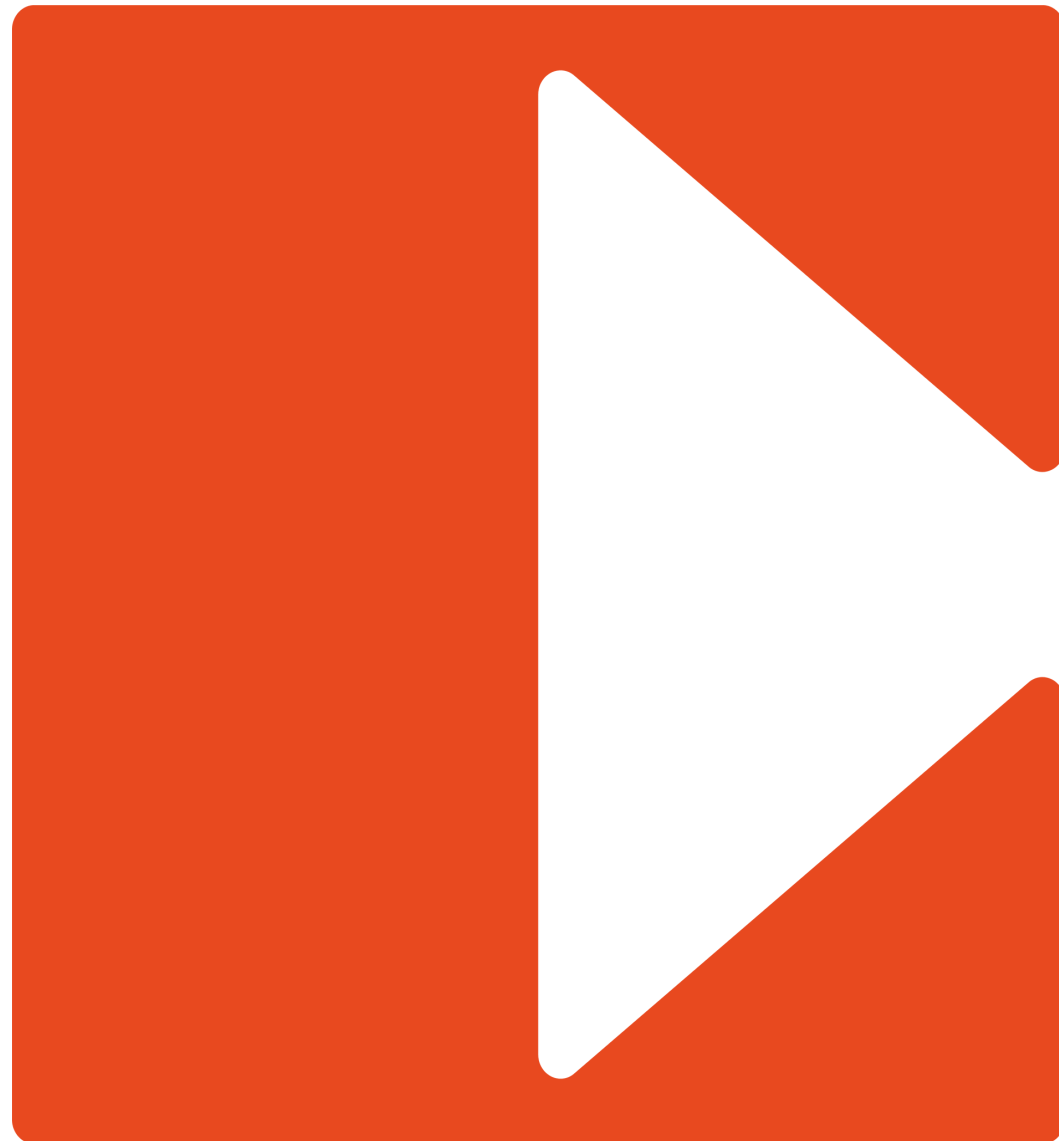
All appointments to view must be arranged via sole agents, Compton, through —

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