

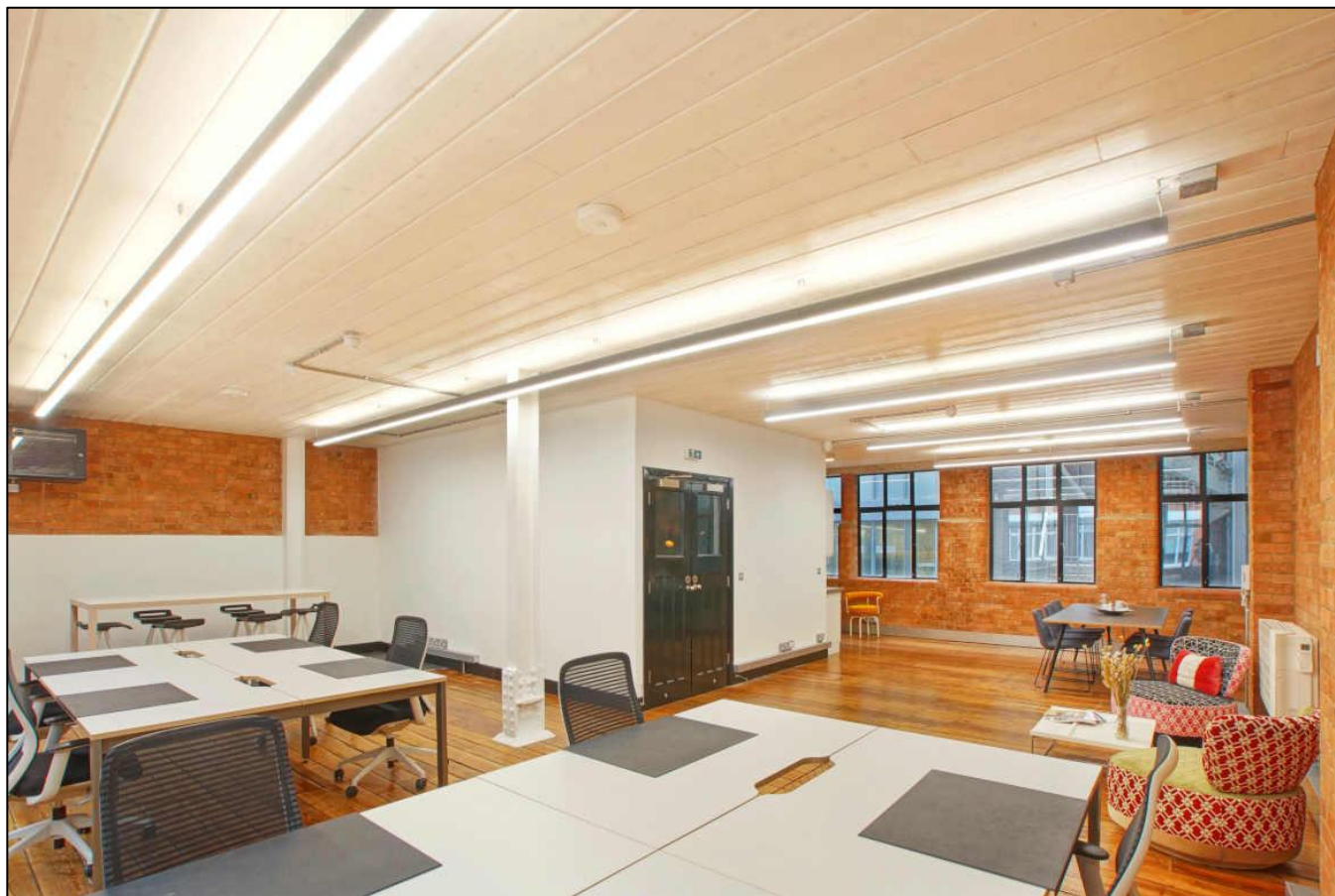
Commercial Office Space

780 sq. ft. / 72.46 sq. m.

Unique fitted office in a premier Clerkenwell location

TO LET

28-29 Great Sutton Street, Clerkenwell, London, EC1V 0DS



LOCATION

Great Sutton Street is regarded as a premier Clerkenwell location. Clerkenwell is home to more creative businesses and architectural practices per square mile than anywhere else on the planet, making it one of the most important design hubs in the world. Whilst creative occupiers count for the majority, professional businesses and charities are abundant in the area also.

Local amenities are excellent and immediately available, there are too many to list but suffice to say that you will be spoilt for choice when it comes to coffee shops, cafés, bars and restaurants.

TRANSPORT

Barbican (Circle, Hammersmith & City and Metropolitan lines)

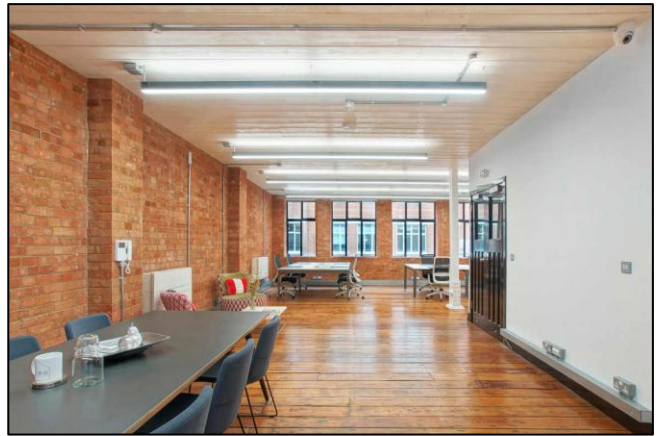
Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

Old Street (Northern line and National Rail)

Various bus routes

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

The third floor provides warehouse style office within this impressive converted warehouse.

The third floor provides open plan office space and is fitted with a meeting room. The floor benefits from modern LED lighting, heating and air-conditioning, CAT 6 cabling throughout as well as demised WCs and showers.

Furniture can be available by arrangement.

AMENITIES

- Original timber floors
- Exposed brickwork
- Timber ceilings
- Modern up/down light fittings
- Comfort cooling
- Perimeter trunking
- W/C and shower
- Fitted kitchenette

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	780	72.56

LEASE

Flexible lease available for a term by arrangement.

RENT

Per Annum	Per sq. ft.
£46,410	£59.50

SERVICE CHARGE & INSURANCE

Per Annum	Per sq. ft.
£5,530	£7.09

BUSINESS RATES (2026/27)

Per Annum	Per sq. ft.
£12,852	£16.48

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£64,792	£5,399

PLEASE CONTACT

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Date	Date	Description	Sheet	Details		
kennedytwaddle architectural design					2x Satisfaction over letter 07-1-17 FOL 2017 10-1-17 FOL 2017 10-1-17	
Project						
28-29 GREAT SUTTON STREET						
Client						
SILVERTOWN PROPERTIES						
Title						
LAND REGISTRY - THIRD UNIT						
Date	D3	JAN 2015	Job Number	KT/EC/11	Type	LD
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