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## **ECONOMICAL OFFICE SUITE WITH FANTASTIC NATURAL LIGHT CLOSE BY TO CLERKENWELL ROAD**



**31 Eyre Street Hill, Clerkenwell, EC1**

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## PROPERTY

Nearest Tube Stations: Farringdon & Chancery Lane

- Good Floor to Ceiling Height
- Generous natural light
- New raised carpet flooring
- Modern LED lighting
- Meeting room facilities
- WC Facilities
- Kitchenette
- Desirable location

FLOOR	SQ FT APPROX	RENT PER SQ FT APPROX	SERVICE CHARGE PER SQ FT APPROX	RATES PER SQ FT APPROX	APPROX COST PCM (ALL INCLUSIVE)
First	1,020	£32.50	£3.00	£13.00	£4,122.50
<b>TOTAL</b>	<b>1,020</b>	<b>£32.50</b>	<b>£3.00</b>	<b>£13.00</b>	<b>£4,122.50</b>

## LEASE

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

## EPC

An EPC has been commissioned and will be available on request.



For further information and  
Inspections please contact Sole  
Agents:

**RICHARD SUSSKIND**  
020 7831 8311

Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS

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