

Commercial Office Space  
1,700 sq. ft. / 157.94 sq. m.

**Fitted Clerkenwell warehouse office suite**

# TO LET

**Berry House, 4 Berry Street, Clerkenwell, London, EC1V 0BX**



## LOCATION

The property is located on the corner of Berry Street, overlooking Great Sutton Street. Great Sutton Street is at the heart of Clerkenwell's design district, home to an array of architectural, design and creative companies. There is a superb choice of independent restaurants, cafes and amenities including Luca, Brutto, Zetter Townhouse and Old Sessions House.

## TRANSPORT

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

Berry House is an attractive former warehouse on the corner of Great Sutton Street and Berry Street.

The first floor provides stylish, fitted warehouse style accommodation with exposed brickwork, LED lighting, air conditioning & heating and power & network cabling.

There is a large meeting room in situ as well as generous kitchen and break out space.

Furniture can be provided by arrangement.

## AMENITIES

- 3-meter floor to ceiling height
- Large meeting room / boardroom
- Exposed brickwork
- Wood flooring
- Air conditioning
- Excellent natural light
- LED light fittings
- Central heating
- Kitchen with breakfast bar
- Demised W/C's
- Passenger lift
- Entry phone system

## APPROXIMATE FLOOR AREAS

| Floor | Sq. Ft. | Sq. M. |
|-------|---------|--------|
| First | 1,700   | 157.94 |

## LEASE

A new lease for a term by arrangement.

## RENT

| Per Annum | Per sq. ft. |
|-----------|-------------|
| £101,150  | £59.50      |

## SERVICE CHARGE & INSURANCE

| Per Annum | Per sq. ft. |
|-----------|-------------|
| £5,368    | £3.16       |

## BUSINESS RATES (2026/27)

| Per Annum | Per sq. ft. |
|-----------|-------------|
| £20,736   | £12.20      |

## TOTAL OCCUPATIONAL COSTS

| Per Annum | Per Calendar Month |
|-----------|--------------------|
| £127,254  | £10,605            |

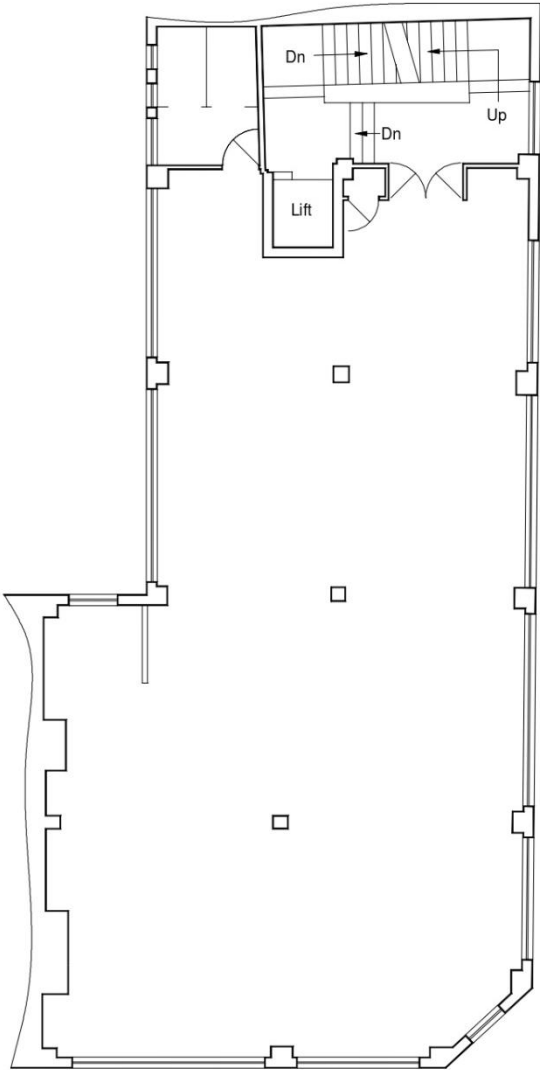
## PLEASE CONTACT

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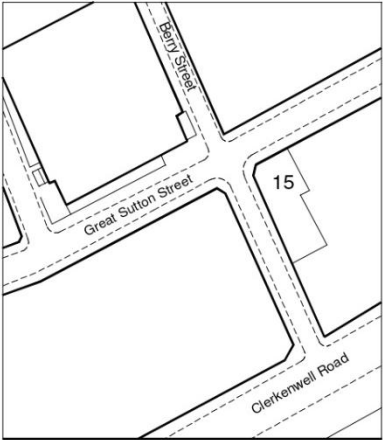
Alfie Newton  
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FLOOR PLAN



First Floor Plan  
15 Great Sutton Street  
EC1V 0DP

Scale 1:100      5.0m



Scale 1:1250      20m

Block Plan  
15 Great Sutton Street  
EC1V 0DP

