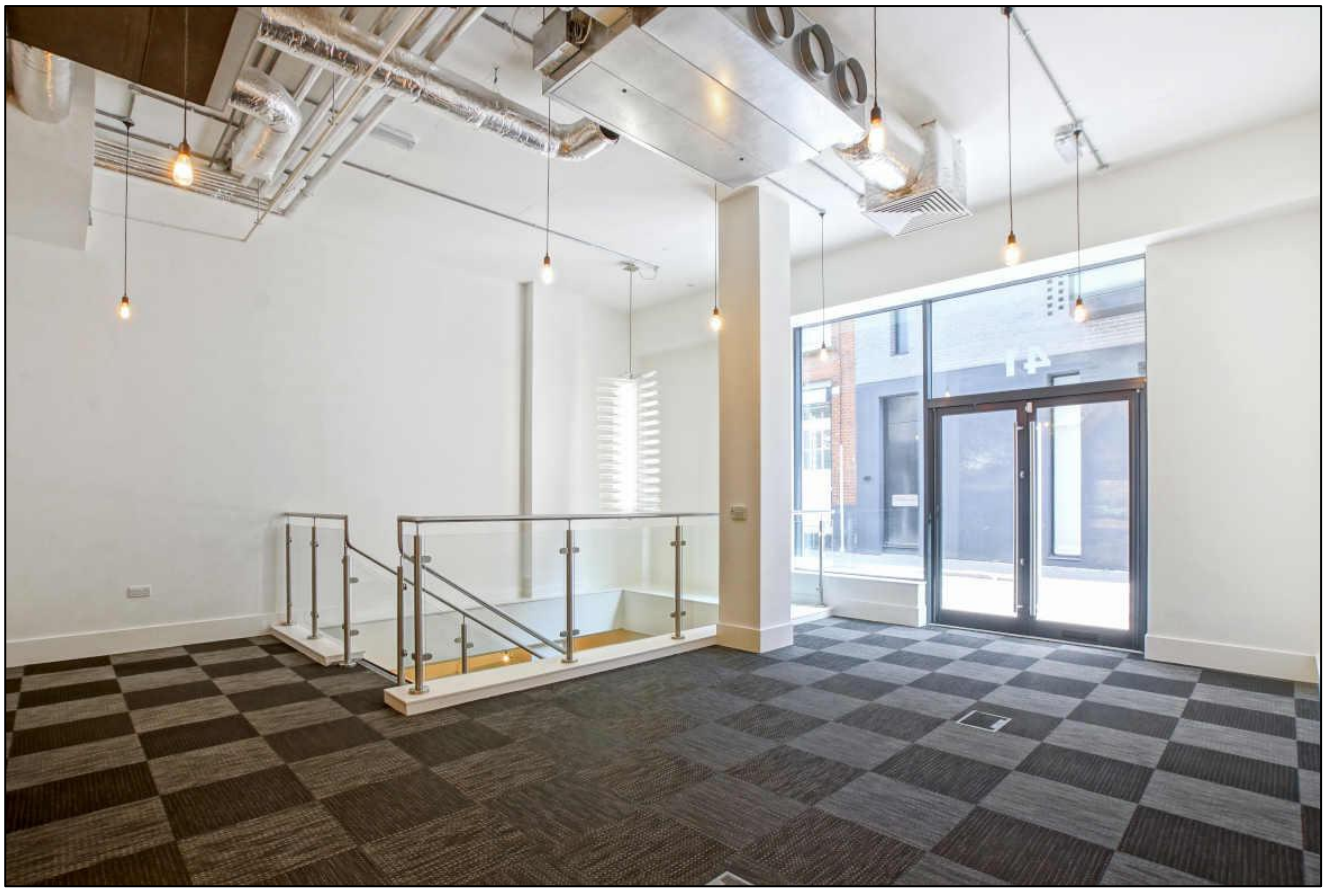
Office / Showroom Space
1,324 sq. ft. / 122.97 sq. m.
Self-contained, modern commercial unit

TO LET

41 Pear Tree Street, Clerkenwell, London EC1V 3AG



LOCATION

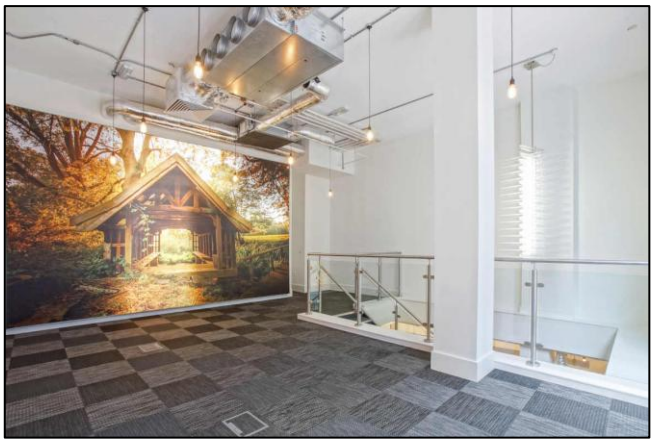
41 Pear Tree Street is located within a modern and popular mixed-use development on a quiet street that is ideally located between Clerkenwell and Shoreditch.

The area is well served by numerous cafes, bars and restaurants of both Clerkenwell and Shoreditch.

TRANSPORT

Barbican (Circle, Hammersmith & City and Metropolitan lines)
Old Street (Northern line and National Rail)
Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT.



DESCRIPTION

41 Pear Tree Street is a self-contained office or showroom space arranged over ground and lower ground floors.

It is set within a modern mixed-use development, located between Clerkenwell and Shoreditch.

HIGHLIGHTS

- Self-contained with glazed frontage
- Internal staircase
- Air conditioning
- Fresh air ventilation
- Central heating
- Raised access flooring
- 2 x WC's & 1 shower
- Modern lighting
- Excellent floor to ceiling heights
- Fitted kitchenette

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	384	35.65
L. Ground	940	87.32
Total	**1,324**	**122.97**

LEASE

Flexible lease terms available

RENT

£47,500 per annum.

SERVICE CHARGE & INSURANCE

We understand the service charge & insurance payable for the current year equates to approx.:

Per Annum	Per sq. ft.
£8,837.12	£6.67

BUSINESS RATES

We understand that business rates payable for 2026/27 equate to approx.:

Per Annum	Per sq. ft.
£13,099	£9.89

Interested parties should make enquiries with the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£69,436.12	£5,786.34

VAT

The property is elected for VAT.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Alfie Newton
anewton@antonpage.com

Harrison Turner
hturner@antonpage.com