

Commercial Office Space

1,750 – 3,500 sq. ft.

Newly refurbished Clerkenwell warehouse office suite available

TO LET

32 Great Sutton Street, Clerkenwell, EC1V 0NB

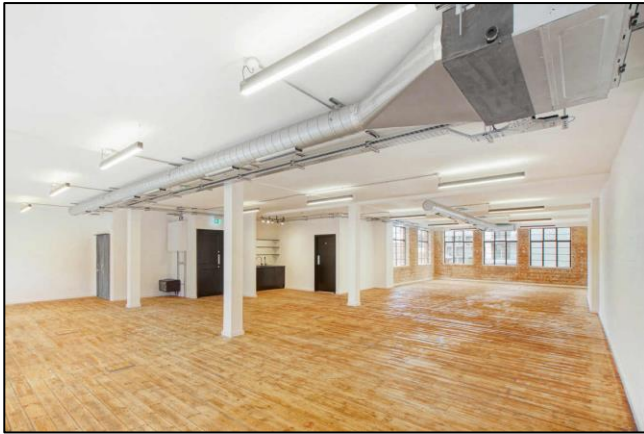


LOCATION

Great Sutton Street is home to an array of creative office occupiers and there is an established showroom community. When it comes to bars, restaurants and coffee shops you are spoilt for choice, a few examples in the immediate vicinity include; The Sutton Arms, The Slaughtered Lamb, Breddos Tacos, Pret A Manger and The Salad Kitchen.

TRANSPORT

Farringdon station (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Barbican station (Circle, Hammersmith & City and Metropolitan lines)
Old Street (Northern and National Rail)
Kings Cross St Pancras (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria lines, National Rail and Eurostar)
Bus routes 55, 243, 4, 56 and 153



DESCRIPTION

Each floor has been refurbished to provide stylish, open plan loft style office accommodation with new air conditioning, a kitchenette and CAT 6 cabling.

Both demises boast excellent floor to ceiling heights and levels of natural daylight.

The offices are available for immediate occupation.

AMENITIES

- Great floor to ceiling height
- Original timber flooring
- Floor channels
- New comfort cooling
- Excellent natural light
- Up-down lighting
- Cat 6 cabling
- Central heating
- Fitted kitchenette
- Passenger lift
- Entry phone system

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	1,750	162.58
First	1,750	162.58

LEASE

New leases available for a term by arrangement.

RENT

Floor	Per Annum	Per sq. ft.
Third	£113,750.00	£65.00
First	£113,750.00	£65.00

SERVICE CHARGE

Floor	Per Annum	Per sq. ft.
Third	£13,510.00	£7.72
First	£13,510.00	£7.72

RATES

Floor	Per Annum	Per sq. ft.
Third	£30,205.00	£17.26
First	£33,652.50	£19.23

Interested parties must verify these figures from the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
Third	£157,465.00	£13,122.08
First	£160,912.50	£13,409.38

PLEASE CONTACT

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