

HURFORD**SALVI****CARR**

PROPERTY ADVISORS AND DEVELOPMENT CONSULTANTS

Superb period building TO LET in prime Clerkenwell.

16 Clerkenwell Green, London, EC1R 0QT

3,164 Sq. Ft. / 294 Sq. M. G.I.A CLASS 'E'



Quoting Rent: 84,000 per annum exclusive

LOCATION

Clerkenwell Green is one of the most desirable squares in the area, surrounded by characterful buildings, it has been recently remodelled providing additional pedestrian and green areas. The area is full of history, during the medieval period, Clerkenwell grew into a bustling hub of industry and craftsmanship, renowned for its skilled artisans, blacksmiths, and craftsmen.

Misrepresentation Act

These particulars are prepared for the guidance only of prospective purchasers or lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact and purchasers or lessees must rely on their own enquiries in this regard.

This has translated in contemporary times into the area becoming a global centre for interior design and architecture, renowned for its creative atmosphere and bustling community.

Residents in the area enjoy easy access to an array of amenities, including trendy cafes, artisanal eateries, and boutique shops. Showrooms of the most prestigious furniture and design firms can be found in the area, with the annual event of the Clerkenwell Design Week receiving over 35,000 visitors, being a must for the global design community. In addition, the amenities of Sadler's Wells Theatre or the many cultural activities in the Barbican Centre, have led to Clerkenwell being voted the best place to live in the UK in 2024, by the Sunday Times.

DEMISE

This handsome building fronts the square and extends to approximately 3,164 sq. ft gross internal area, over five floors. All the floors except the lower ground benefit from windows to the front and to the back, providing plenty of natural light and allowing a user to partition the floor plates in versatile ways. The building is in good decorative order and ready for a new tenant to do their own fit out.

Amenities include an entry phone system, access 24 hours, gas central heating, toilets, and kitchenette. The several meeting rooms available are ideal for hosting client meetings, presentations, and collaborative sessions, whereas the open plan floors on some levels offer convenient desk space.

The building has been kept in good decorative order by the current tenants, the Royal Philharmonic Orchestra, who will vacate Q1 2025.

| Description Net Internal Areas* | Area m2 | Area Sq. Ft. |
|---------------------------------|---------|--------------|
| Basement floor office | 40.1 | 432 |
| Ground floor office | 38.2 | 411 |
| First floor office | 39.6 | 426 |
| Second floor office | 41.2 | 443 |
| Third floor office | 36.5 | 393 |
| Total | 195.6 | 2105 |

*Areas as per the Valuation Office Agency (VOA) measurements

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TRANSPORT

The nearest station is Farringdon Rail with direct connections to four London Airports and mainline rail, as well as the Underground Station with the Elizabeth, Circle, Hammersmith and City, Metropolitan lines. There are numerous bus lines serving the area, and the City of London is within walking distance.

LEASE

The property is offered with a new Full Repairing and Insuring lease direct from the landlord, for a term to be arranged.

BUSINESS RATES

The rateable value according to the VOA is £50,500 and rates payable in region of £27,500 per annum. We advise any interested parties to make their own enquiries with the Local Authority.

LOCAL AUTHORITY

London Borough of Islington

SERVICE CHARGE

To Be Advised

VAT

To be Advised

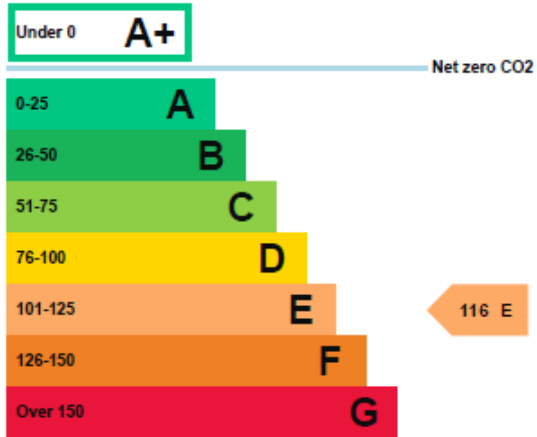
EPC

Rating E (116)

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This property's energy rating is E.



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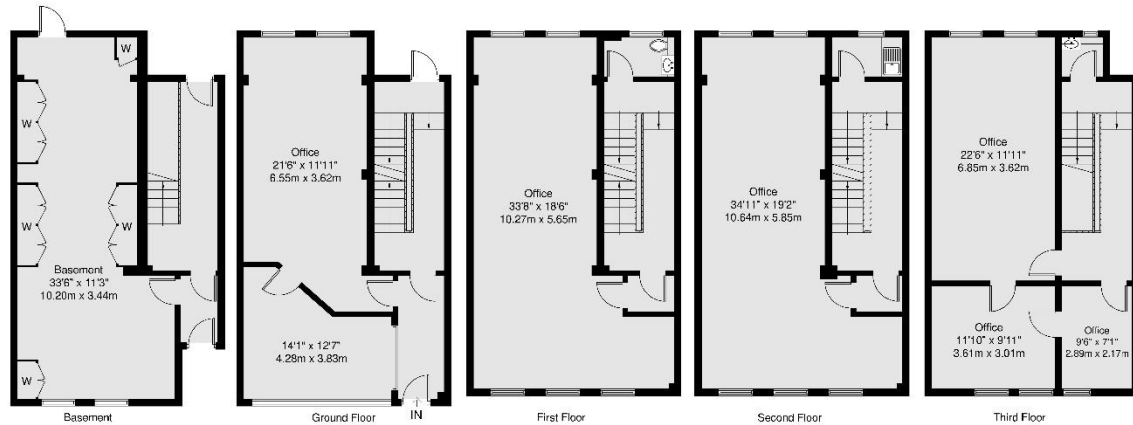
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Clerkenwell Green, EC1R

GROSS INTERNAL AREA
294.0 sq m / 3164 sq ft

GROSS INTERNAL AREA (GIA)
the total area of the property
294.0 sq m / 3164 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe for all areas
0.0 sq m / 0.0 sq ft

EXTERNAL STRUCTURAL FEATURES
Cinema, balcony, terrace, veranda, etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limit area total under 1.5m
0.0 sq m / 0.0 sq ft

This floor plan is for guidance only. Measurements are approximate and not to scale. Windows and doors openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimension, shapes and compass bearings before making any decision that are reliant on the information displayed. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan was produced for Hurford Salvi Carr and must not be shared or copied without prior consent.

FURTHER INFORMATION

Javier Lauret
Hurford Salvi Carr
+44 (0) 20 7680 1888
javier.lauret@h-s-c.co.uk

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