

Commercial Office Space  
1,565 sq. ft. / 145.39 sq. m.

**Newly refurbished Clerkenwell warehouse office suite available**

# TO LET

**26-27 Great Sutton Street, Clerkenwell, London EC1V 0DS**



## 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 (Metropolitan, Hammersmith & City, Circle Lines and Thameslink)  
Barbican station (Metropolitan, Hammersmith & City and Circle Line)  
Old Street (Northern and Mainline Services)  
Kings Cross St. Pancras (Mainline and Underground services & Eurostar International)  
Bus routes 55, 243, 4, 56 and 153



## DESCRIPTION

The second floor has been refurbished to provide stylish, open plan loft style office accommodation with comfort cooling, a kitchenette and demised W/C's.

The demise boasts excellent floor to ceiling heights and levels of natural daylight.

The office is available for immediate occupation.

## AMENITIES

- 3-meter floor to ceiling height
- Original timber flooring
- Galvanised trunking
- New comfort cooling
- Excellent natural light
- Up-down lighting
- Cat 6 cabling
- Central heating
- Fitted kitchenette
- Passenger lift
- Crittal style meeting room
- Entry phone system

## APPROXIMATE FLOOR AREAS

Third Floor      1,565 sq. ft.      145.39 sq. m.

## LEASE

A new lease available for a term by arrangement.

## RENT

£55.00 per sq. ft.

## SERVICE CHARGE

We have been advised that the service charge is currently £8.15 per sq. ft.

## RATES

The estimated rates payable for 2022/23 is £19.13 per sq. ft.

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

## TOTAL OCCUPATIONAL COSTS

£128,768.20 per annum plus VAT

£10,730.68 per calendar month plus VAT

## PLEASE CONTACT

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