



TO LET

7,102 SQ FT

Ready to Talk?

Cecily Snell

+44 7858 366421

cecily.snell@colliers.com

Olivia Hughes

+44 7732 823 391

olivia.hughes@colliers.com

Colliers
95 Wigmore Street
London W1UF 1FF

colliers.com

LONDON
BOUTIQUE ADVISORY, GLOBAL REACH

TO LET

7,102 sq ft Showroom/Leisure Opportunity

Northburgh House, Clerkenwell, London, EC1

Use Class E

The unit is located in the heart of Clerkenwell on the north side of Northburgh Street, on the junction with Pardon Street.

Clerkenwell is popular with interior design businesses due to its history as a hub for creativity, in a strategic location between key business districts, and given the establishment of Clerkenwell Design Week.

The unit is well connected by both the Cycle Super Highway and the London Underground, and suitable for a range of uses within Class E.

Accommodation:

The unit is well configured with impressive ceiling heights of 3.5 metres, ideal for a showroom, gym, wellness or leisure use.

The approximate NIA areas are as follows:

Ground	643 sq ft	59.7 sq m
Basement	6,458 sq ft	600 sq m
Total	7,102 sq ft	659.7 sq m

Terms: The unit is available on a new lease basis for a term to be agreed, subject to vacant possession. The lease will be contracted outside the Security of Tenure and compensation provisions of the Landlord and Tenant Act 1954.

Rent: Quoting £245,00 pax

Business Rates: To be confirmed.

Prospective tenants are advised to confirm any rating liability directly with the local authority.

Service Charge: £5.50 per sq ft

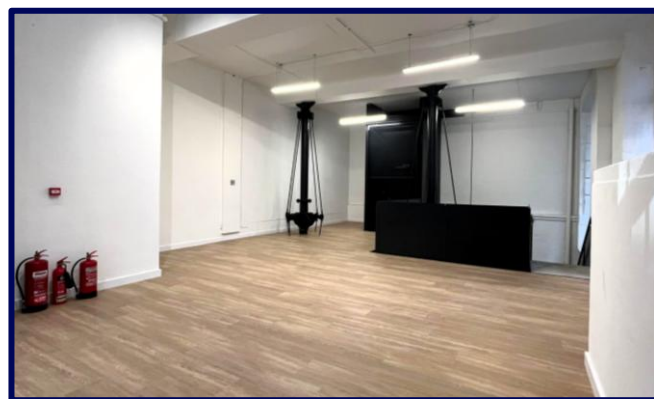
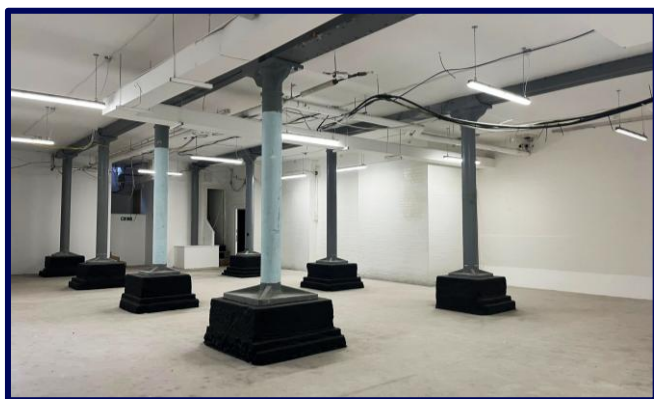
EPC: – B 49

Costs: Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Anti-Money Laundering Regulations:

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/occupier once a sale /letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter setting out the requirement will be issued once terms have been agreed.

Viewings: Strictly by appointment through the agents only.



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