



**TO LET**

**Clere House, 3 Chapel  
Place, London, EC2A 3DQ**

1,953 sq ft

Characterful and fully  
fitted self-contained  
office building in the  
Shoreditch Triangle.

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## Description

This beautifully renovated self-contained building spans across three meticulously designed floors, nestled within a serene courtyard enclave in the vibrant heart of Shoreditch.

Each floor boasts a predominantly open-plan layout, thoughtfully equipped with workstations, well-appointed meeting rooms, and fully fitted kitchens, ensuring a seamless and dynamic work environment. In addition to its impressive interiors, the property offers exclusive access to a communal courtyard.

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## Location

Chapel Place is an attractive private courtyard development accessed from Rivington Street and Old Street, within the vibrant 'Shoreditch Triangle'. This busy mixed-used area is occupied by many thriving businesses and is well served by many shops, eateries, bars and amenities.

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## Key points

- Total space - 1,953 square feet
- Fully self-contained, set over three floors
- Top floor pitched roof
- Air conditioning
- Recently refurbished to a high standard
- Fully fitted
- Excellent natural light throughout
- Communal outside space in courtyard





## Accommodation

Name	sq ft	sq m	Availability
Ground	605	56.21	Available
1st	660	61.32	Available
2nd	688	63.92	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£17 per sq ft
Service Charge	£5 per sq ft
VAT	Applicable
EPC	C (59)

## Viewing & Further Information



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