

PILCHER●LONDON

bespoke commercial property consultants

12 great sutton street london, ec1v

for rent / lease

1,279 sq ft

this building has been
comprehensively refurbished to
a cat a + spec with a communal
roof terrace and windows on all
four sides.



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about

this design led building has been comprehensively refurbished to a cat a + spec whilst retaining all the original character and providing column free spaces with natural light on all four sides.



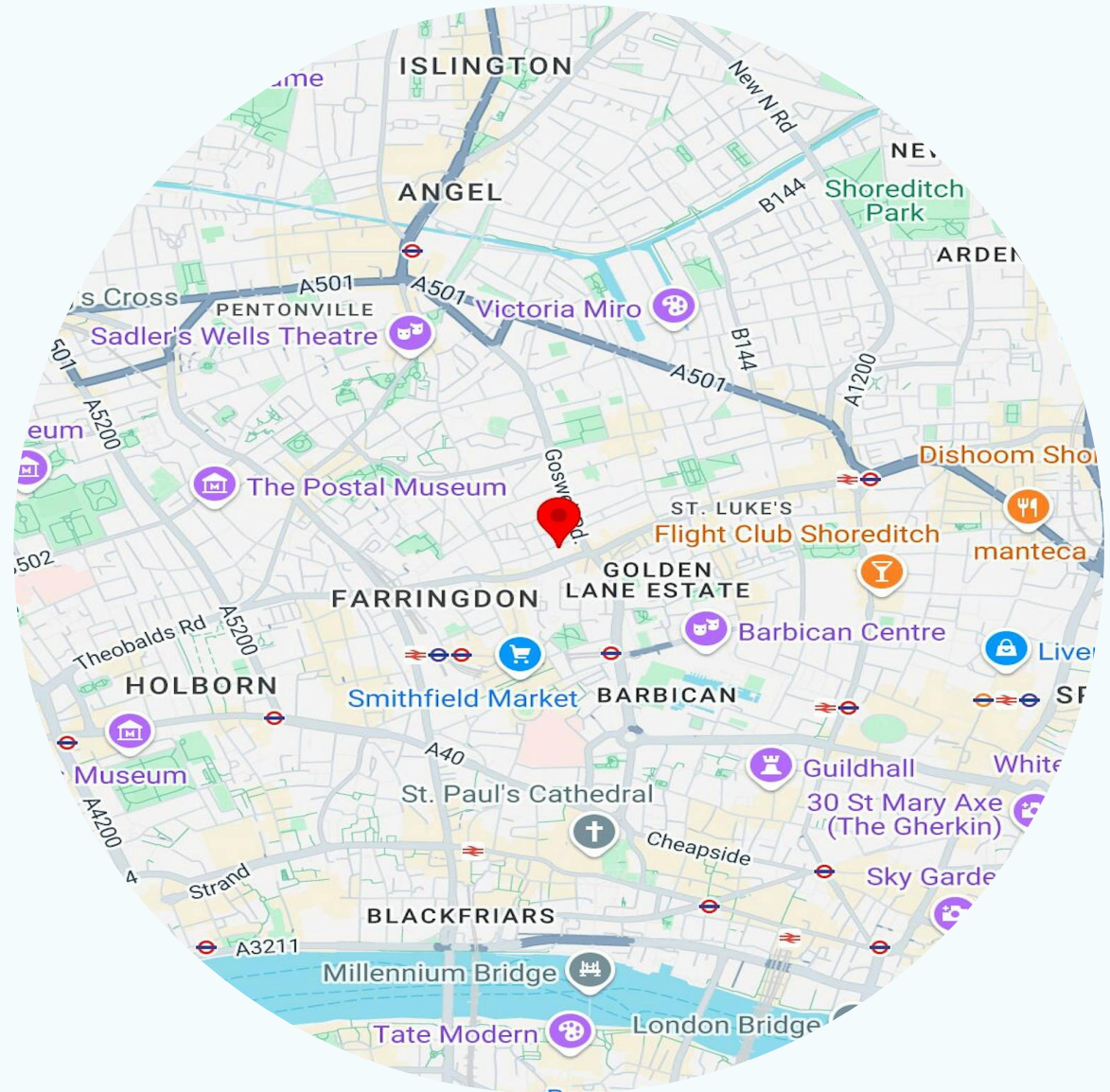
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location

the building is situated in the heart of clerkenwell, the globally renowned design hub and is still the first choice location for all creative businesses.



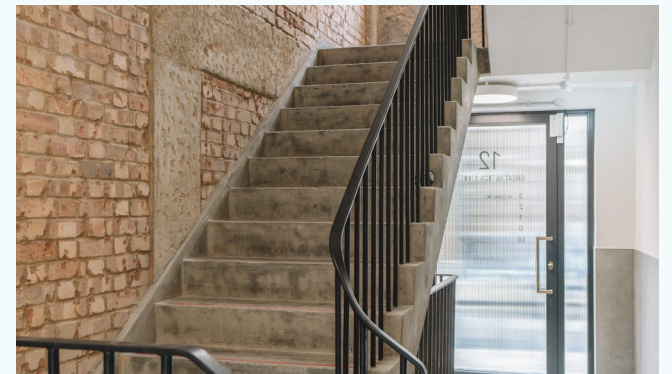
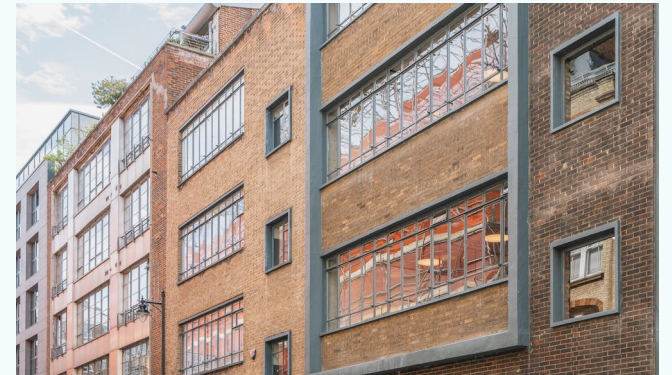
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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
3rd - fully fitted as cat a +	1,278	118.73	let
2nd - fully fitted as a cat a + spec	1,279	118.82	available
1st - fully fitted as cat a +	1,280	118.92	let
total	3,837	356.47	

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amenities

- windows on all four sides
- fully fitted and furnished (cat- a+)
- exposed brickwork and concrete throughout
- air-conditioning
- communal roof terrace
- openable windows
- lift
- fibre installed
- ground floor cycle store and shower

terms

by arrangement

financials

rent	£85 per sq ft fully fitted and ready to move into
rates payable	£17 per sq ft approx
service charge	£12.51 per sq ft approx

possession

available january 2027

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viewings & more information

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