



**TO LET**

**1 Albemarle Way,  
London, EC1V 4JB**

**1,694 sq ft**

**Attractive Self-  
Contained Period  
Building In The Heart of  
Clerkenwell**



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## Description

This period property is offered with an open plan layout and accessed via its own front door which leads straight into a large open plan ground floor benefiting from great ceiling heights, laminated timber flooring and large sky lights to the rear. This floor would be ideal for a small showroom with access to the lower and upper floors via a central stairwell.

The upper floors benefit from great natural light front a back with views into St Johns Square and the Priory Church Gardens to the rear. The WC's and Kitchen are all located in the lower floor alongside a large storage room or lower meeting space with ventilation. Combining to offer the perfect space for your business to occupy, alongside being just a short walk from Farringdon Station.

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## Key points

- Period Features
- Great Natural Light
- Self Contained With Three WC's & Kitchen
- Close to Local Amenities
- Central Heating & Air Conditioning In Part
- Excellent Connectivity With Farringdon and Barbican Stations Nearby



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## Location

Located in the heart of Clerkenwell close to the junction with Clerkenwell Road and moments away from the attractive Clerkenwell Green.

Farringdon and Barbican stations are both within 7-10 minute walks providing access to Thames link, London Underground and the upcoming Elizabeth Line (Cross Rail). There is an eclectic mix of bars, cafes and restaurants on the door step of Albemarle Way.

Viewings: strictly by prior appointment with Stirling Ackroyd or joint agents Anton Page 02073361313.

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## Transport Links



Farringdon 0.2 Miles



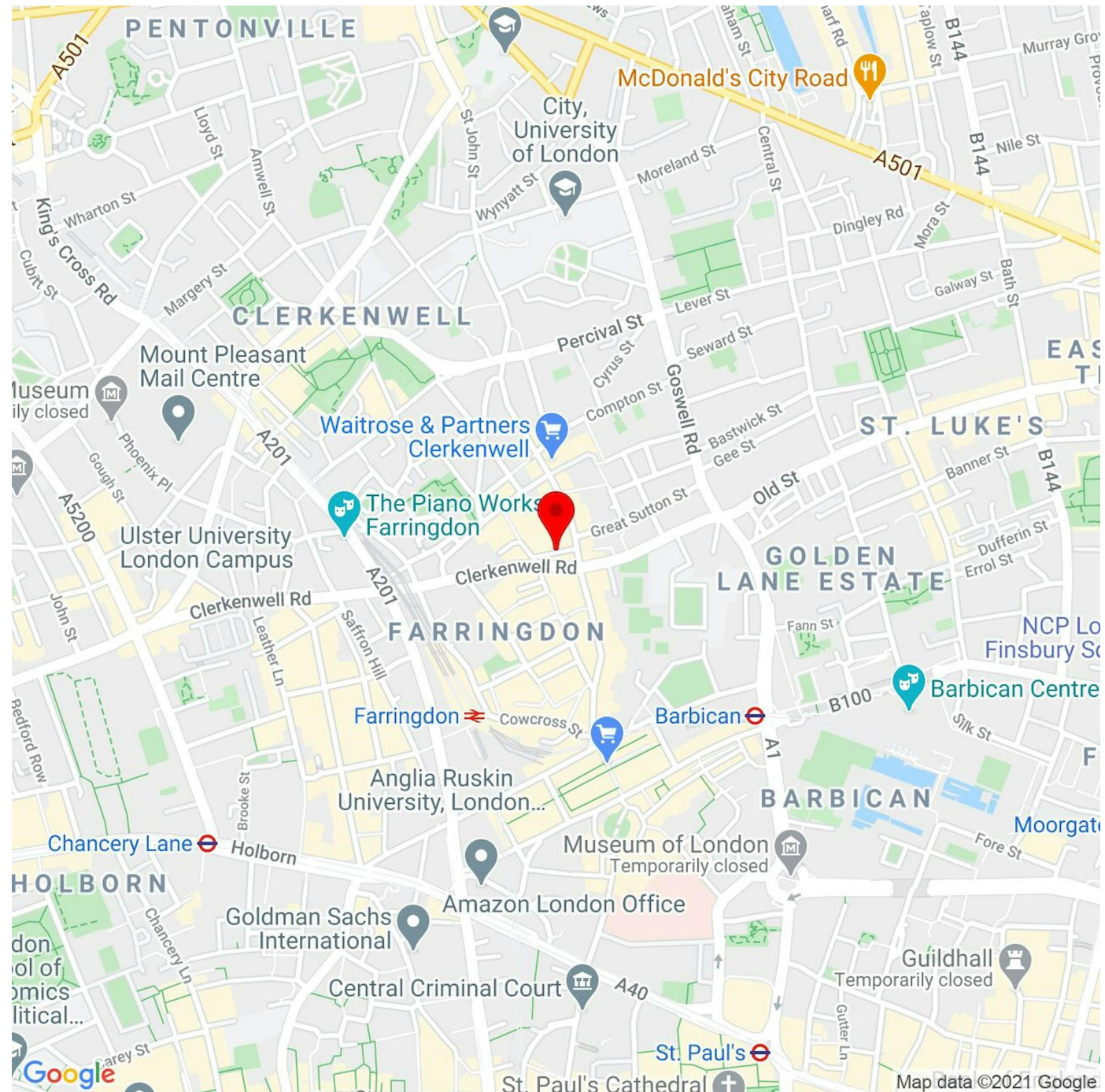
Barbican 0.3 Miles

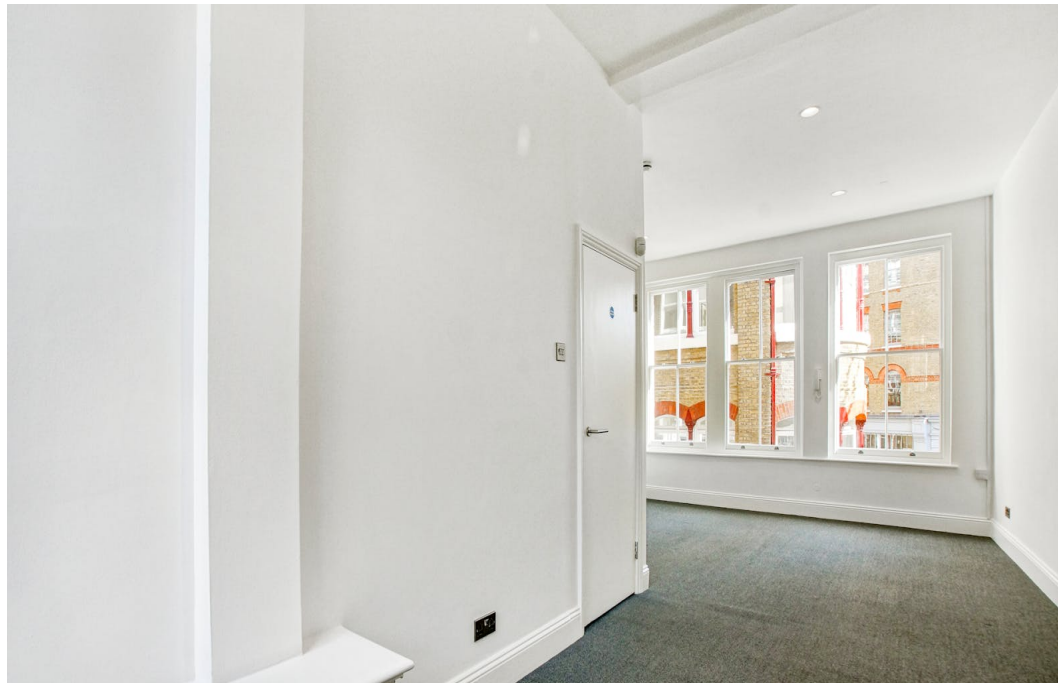


Chancery Lane 0.5 Miles



St. Pauls 0.6 Miles





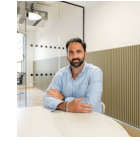
## Accommodation

Name	sq ft	sq m	Availability
Basement	383	35.58	Available
Ground	493	45.80	Available
1st	270	25.08	Available
2nd	270	25.08	Available
3rd	278	25.83	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£82,500 per annum
Rates	£9.11 per sq ft
Service Charge	On application
VAT	Not applicable
EPC	C (75)

## Viewing & Further Information



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