# 31 Clerkenwell Close EC1

# **TO LET**

10,490 sq. ft / 974 sq. m

Stunning self-contained offices in Clerkenwell

# THE BUILDING

31 Clerkenwell Close is an imposing standalone corner building which was constructed in 2008.

The ground and lower ground floor provide superb media style office space, which are self-contained with an impressive double height street entrance.

The offices have great natural daylight and some external areas providing private break out space and secure bicycle storage.









## **AMENITIES**

- Imposing self-contained street entrance
- Double height reception area
- Two large open plan floors
- VRV air conditioning system
- Fully accessible raised floors
- Security shutters
- Dedicated IT room
- Internal courtyard area
- Fully fitted kitchen
- WC and shower facilities
- Secure bicycle storage









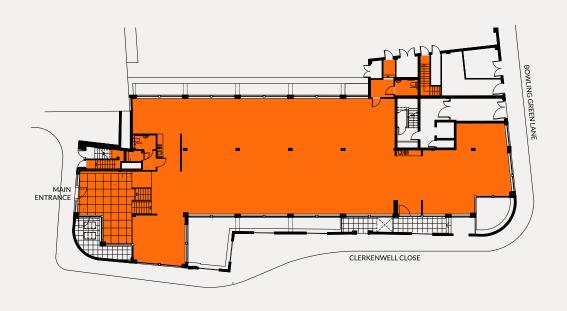
**31** Clerkenwell Close EC1

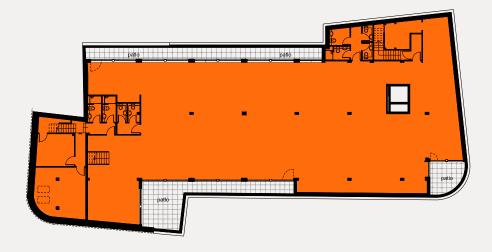
### **APPROXIMATE FLOOR AREAS**

 Upper Ground Floor
 4,780 sq. ft.
 444 sq. m.

 Lower Ground Floor
 5,710 sq. ft.
 530.5 sq. m.

 Total
 10,490 sq. ft.
 974.5 sq. m.





**UPPER GROUND FLOOR** 

**LOWER GROUND FLOOR** 

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The building is situated on the corner of Clerkenwell Close and Bowling Green Lane, in the heart of Clerkenwell with its historic village environment, and providing unrivalled transport links from Farringdon Station with the arrival of Crossrail in 2018.

The location boasts one of the finest selection of restaurants and cafés in London including St John, The Modern Pantry, Sosharu and Moro.













#### **TRANSPORT**

## **Farringdon Station**

Circle, Hammersmith & City, Metropolitan, Thameslink and Crossrail (2019)

# **Chancery Lane**

Central Line

## **Kings Cross St Pancras International**

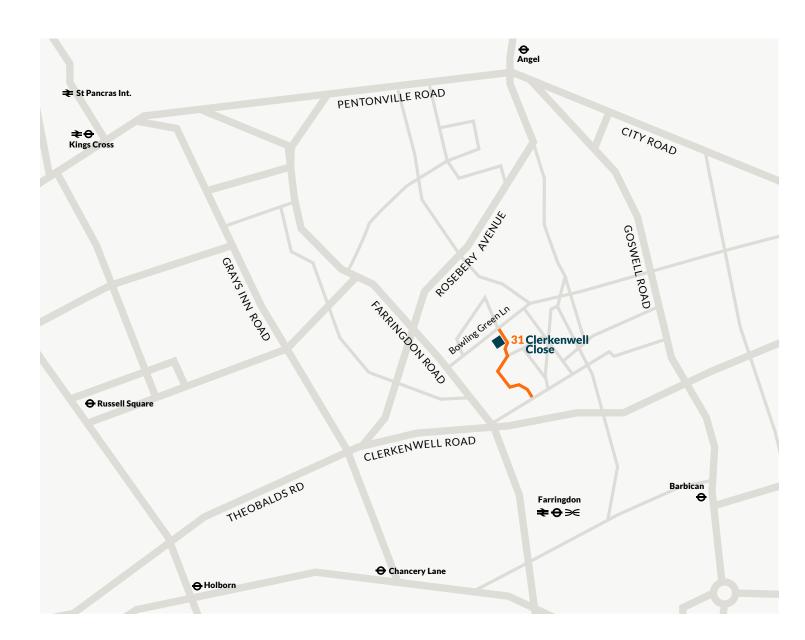
Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria, National Rail and Eurostar Services

#### **Buses**

55, 243, 63

#### Other

Santander cycles



**31** Clerkenwell Close FC1

#### **RENT**

£565,000 per annum exclusive plus VAT. £53 per sq. ft.

#### RATES

The rates payable for 2017 are £146,095. £13.92 per sq. ft

Interested parties should make their own enquiries in respect to business rates obligations through the VOA or the London Borough of Islington.

#### **SERVICE CHARGE**

The service charge payable for the current year equates to £22,711. £2.16 per sq. ft.

#### LEASE

A new full repairing and insuring lease is available for a term by arrangement.

#### **VAT**

The property is elected for VAT.

#### **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in the transaction.



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