

# 31 Clerkenwell Close EC1

**TO LET**

10,490 sq. ft / 974 sq. m

Stunning self-contained  
offices in Clerkenwell

## THE BUILDING

**31** Clerkenwell  
Close EC1

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.



# THE SPACE

31 Clerkenwell  
Close EC1

## AMENITIES

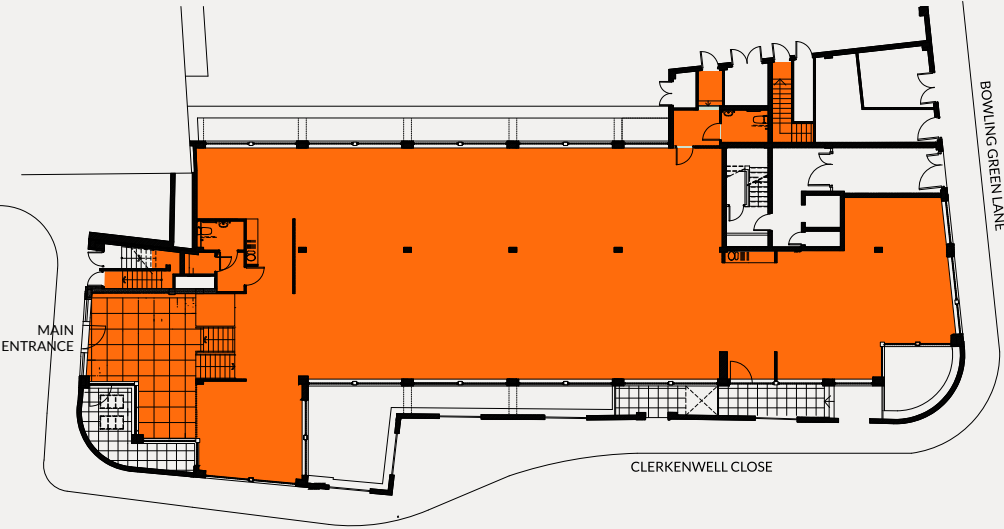
- Imposing self-contained street entrance
- Double height reception area
- Two large open plan floors
- VRV air conditioning system
- Fully accessible raised floors
- Security shutters
- Dedicated IT room
- Internal courtyard area
- Fully fitted kitchen
- WC and shower facilities
- Secure bicycle storage



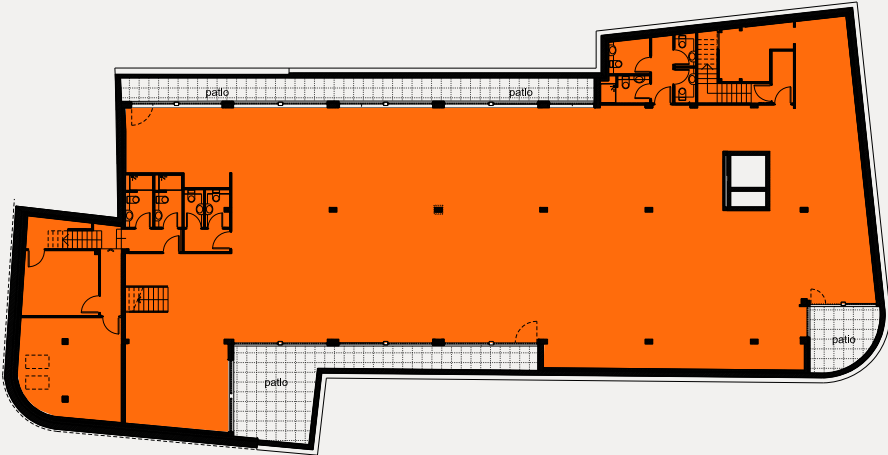
# THE PLANS

## 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



## THE AREA

31 Clerkenwell  
Close EC1

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.



## THE LOCATION

**31 Clerkenwell Close** EC1

### TRANSPORT

#### Farringdon Station

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

#### Chancery Lane

Central Line

#### Kings Cross St Pancras International

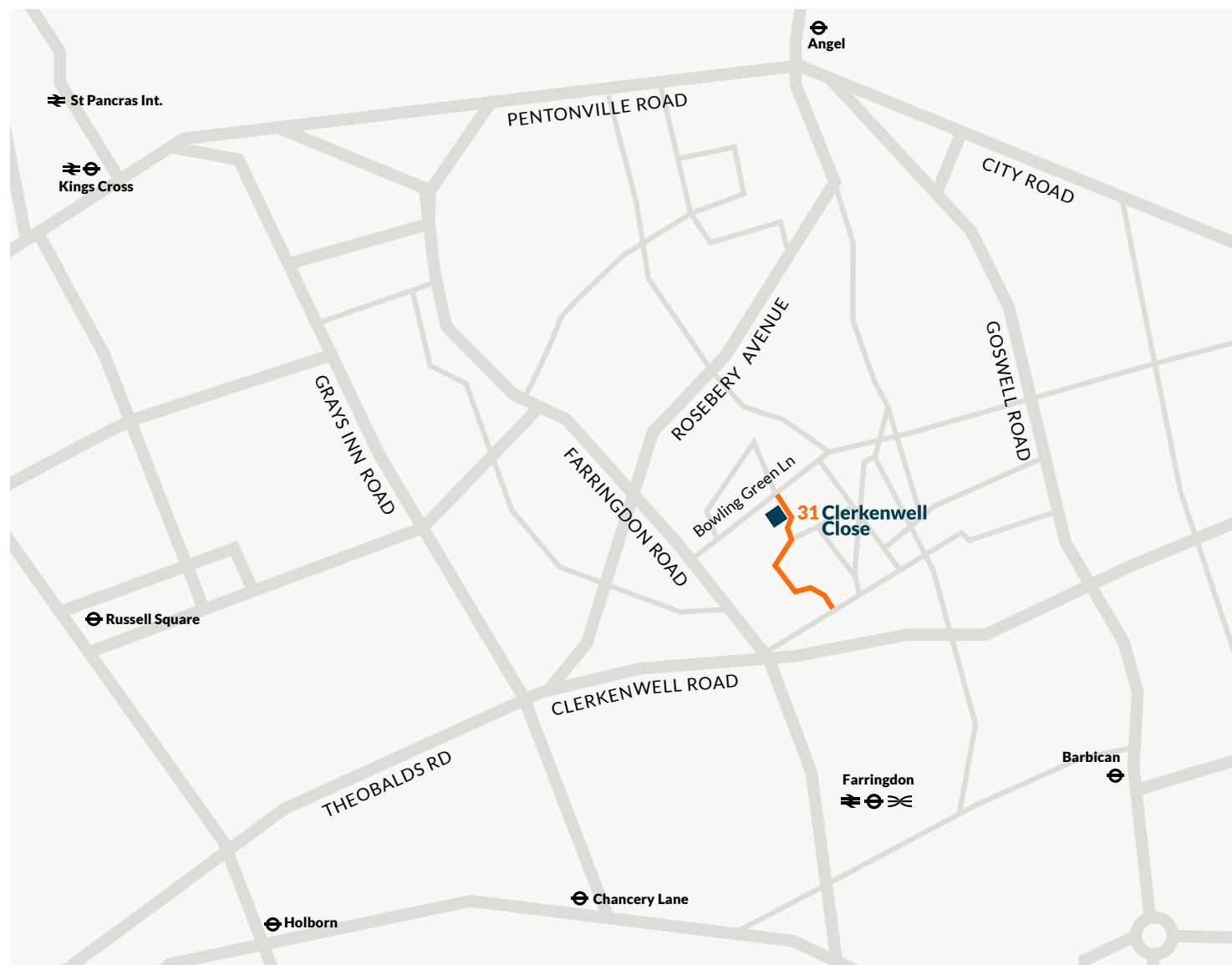
Circle, Hammersmith & City,  
Metropolitan, Northern, Piccadilly,  
Victoria, National Rail and Eurostar  
Services

#### Buses

55, 243, 63

#### Other

Santander cycles



#### 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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