

31 Clerkenwell Close

Clerkenwell, London, EC1R 0AT



OFFICE TO LET | 10,489 sq ft



Location

The property is located on Clerkenwell Close, close to its junction with Bowling Green Lane and a short walk from Farringdon Road. Farringdon underground station (Circle, District and Hammersmith & City lines) and Farringdon mainline railway station are both within close proximity.

Floor Areas

| Floor | sq ft | sq m |
|-------------------------------|---------------|------------|
| Upper and Lower Ground Floors | 10,489 | 974 |
| TOTAL (approx.) | 10,489 | 974 |

*Measurement in terms of NIA

Description

The building provides bright, contemporary office space over two levels with a smart reception and courtyard area.

Paul Dart, Partner

📞 020 7025 1392

Suzy Link, Agency Surveyor

📞 020 7025 8940

Joint Agents: Anton Page 0207 336 1313

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract August 2017

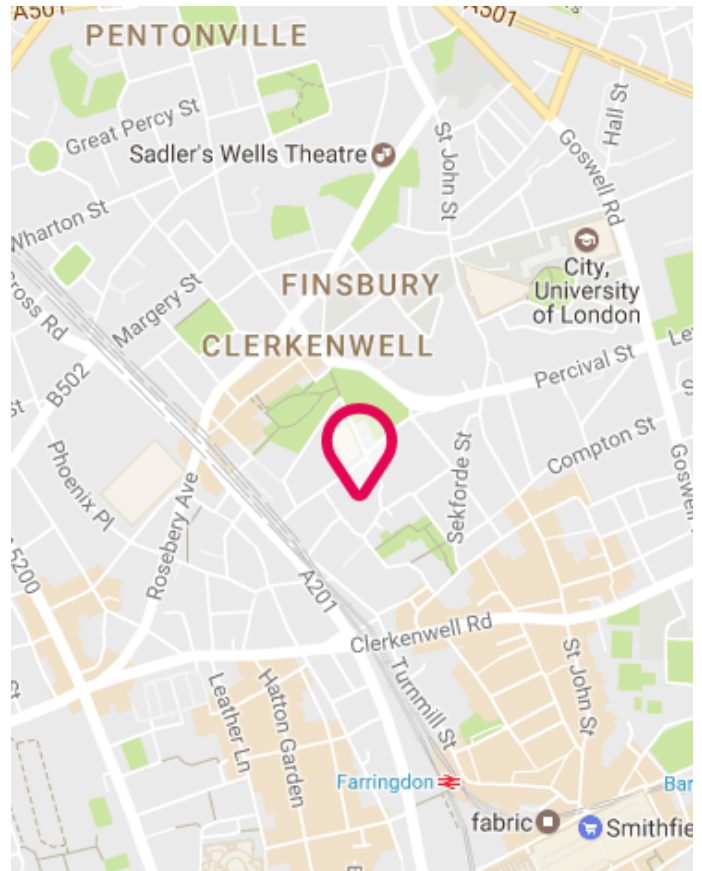
📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

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Terms

| | |
|-----------------|--|
| Tenure: | Leasehold |
| Lease: | A new lease is available direct from the landlord. |
| Rent: | £565,000 pax |
| Rates: | Estimated at £14.51 psf pa 2017/18 |
| Service Charge: | £1.75 psf pa |

Amenities

- Raised floors
- Air conditioning
- Exposed ceilings
- Full height glazing
- Open plan layout
- Kitchen and break out area
- Bike storage
- Showers

Paul Dart, Partner

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