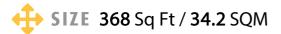
# **OFFICE TO LET**

# 33B Clerkenwell Green, Clerkenwell, London, EC1R ODU







- FLOOR(\$) Ground
- AVAILABLE Immediately



CONTACT
Elliot Goodman
020 7843 3793
07773 038 190
elliot.g@pearl-coutts.co.uk

- Entry phone system
- Good natural light
- Walking distance from Tube station
- Good transport links
- WCs
- 24/7 Access

# 33B Clerkenwell Green, Clerkenwell, London, EC1R 0DU

### **LOCATION**

Surrounded by a mix of warehouse style offices and fashionable loft style residential accommodation, Clerkenwell Green benefits from an eclectic mix of sandwich bars and restaurants.

# **DESCRIPTION**

Small office to let which is situated on the ground floor and to the rear of this parade of shops on Clerkenwell Green.

The space comprises of an office area of 368 Sq Ft and a storage area of 15 Sq Ft and is offered with one car parking space.

# TRANSPORT LINKS

**⊖** Bus Routes

40, 55, 63, 153, 243, 341

**Farringdon** 

Elizabeth

Farringdon

Circle H'smith & City Metropolitan

Chancery Lane

😝 St. Paul's

Central

**→ Farringdon**Thameslink

Barbican

Circle H'smith & City Metropolitan

City Thameslink

Thameslink

#### **AMENITIES**

- Entry Phone System
- Good Natural Light
- Walking Distance From Tube Station
- Car Parking
- WC's
- B1 Use

# **VIEWINGS**

Directly through Pearl & Coutts

#### **LEASE TERM**

New full repairing and insuring lease available for a term to be agreed.

### **VAT**

This property is NOT subject to VAT.

# **EPC**



