


OFFICE TO LET

33A&B Clerkenwell Green, Clerkenwell, London, EC1R 0DU



 **RENT** £37,000 PA / £47 PSF

 **SIZE** 780 Sq Ft / 72.5 SQM

 **FLOOR(S)** Ground Floor

 **AVAILABLE** Immediately

- 24/7 Access
- Parking space
- Good natural light
- Walking distance from stations
- Entry phone system



CONTACT

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THE SPACE

Offices to let situated on the ground floor and to the rear of this parade of shops in the heart of Clerkenwell. The space comprises of a large open plan office area totaling 780 Sq Ft and is offered with two car parking space directly outside.

LOCATION

Clerkenwell Green is a short walk from Farringdon underground station (Metropolitan, Circle and Hammersmith & City lines) and lies in the middle of the Clerkenwell ward of Islington.

NEARBY

-  20+ Gyms
-  20+ Restaurants
-  20+ Bars / Pubs
-  12 ATMs
-  20+ Accountants
-  11 Banks
-  20+ Cafes
-  6 Meal Deliveries
-  20+ Parking Places
-  5 Post Offices

 **Bus Routes**
40, 55, 63, 153, 243, 341


 **Farringdon**
Elizabeth line

 **Farringdon**
Thameslink

 **Farringdon**
Circle H'smith & City Metropolitan

 **Barbican**
Circle H'smith & City Metropolitan

 **Chancery Lane**
Central

 **City Thameslink**
Thameslink

 **St. Paul's**
Central

USE

B1 - Office.

LEASE

Lease outside Landlord & Tenant Act 1954.

DEPOSIT

Three month Rent Deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

There is currently no service charge on this premises besides any external works (if any).

BUSINESS RATES

The rateable value to Islington Council appear to be £23,750. This equates to approximately £12,000 rates payable. This is before any reduction you may qualify for. Please rely on your own confirmation with the council.

BUILDINGS INSURANCE

You would be liable for 100% of the whole buildings folio which is £236.64 (A = £105.27 + B = £131.37) for the year ending December 2019.

FEES

One-off administration fee of £1'500 ex VAT.

VAT

This property is NOT currently subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

EPC

E (101 - 125)

 **108** : This property

These details were updated on 06/02/2024

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