


SHOWROOM / OFFICE TO LET

70 St John Street, Clerkenwell, London, EC1M 4DT



 **RENT** £61,500 PA / £57 PSF

 **SIZE** 1075 Sq Ft / 99.9 SQM

 **FLOOR(S)**

 **AVAILABLE** Immediately



CONTACT

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THE SPACE

LOCATION

NEARBY

-  20+ Gyms
-  20+ Bars / Pubs
-  20+ Accountants
-  20+ Cafes
-  20+ Parking Places






 **Bus Routes**
4, 55, 56, 153, 243

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

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

 **Chancery Lane**
Central

 **Moorgate**
Great Northern

-  20+ Restaurants
-  9 ATMs
-  12 Banks
-  4 Meal Deliveries
-  1 Post Office

Farringdon
Elizabeth line

 **Farringdon**
Thameslink

 **St. Paul's**
Central

 **City Thameslink**
Thameslink

 **Moorgate**
Circle H'smith & City Metropolitan Northern

USE

LEASE

Outside the Landlord & Tenant Act 1954.

DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

Available upon request.

BUSINESS RATES

Rates are payable to the local authority. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

BUILDINGS INSURANCE

Available upon request.

FEES

There is a one-off administration fee of £ + VAT.

VAT

This property is subject to VAT.

LEGAL COSTS

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

EPC

These details were updated on 07/02/2024

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