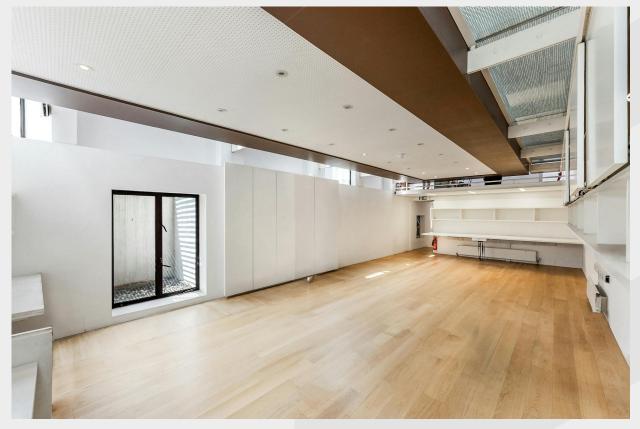


An architect designed self-contained office/showroom opportunity to let within a short walk of Angel Station







- · Beautiful Character building
- Self contained off-street entrance & ground floor branding opportunity
- Timber flooring
- Fitted perimeter desking (to part)
- Good floor to ceiling heights
- · Centrally heated / air conditioned
- Fitted Kitchenette
- WCs and shower facilities
- Fantastic levels of daylight
- Designated meeting spaces



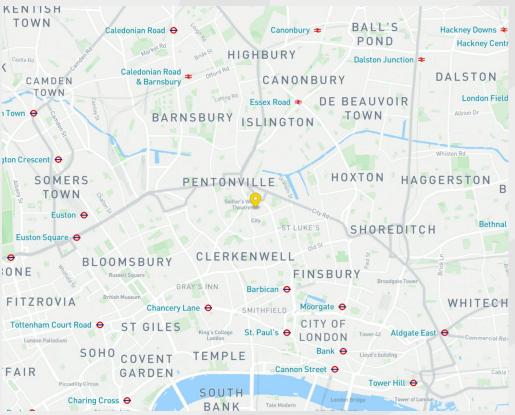


Description

A corner positioned self-contained office/showroom in a beautiful period building with accommodation arranged over ground, lower ground and mezzanine levels located between Angel and Clerkenwell. The property would be well suited for a wide array of occupiers including office, creative studio, showroom or medical users.

Location

The property is well located for public transport with Angel Station (Northern line) located within a 6-minute walk from the property and Farringdon Station (Elizabeth Line, Thameslink, Circle, Hammersmith & City and Metropolitan lines) being a 15 minute walk to the south. The area is supported by a wide range of retail and leisure amenities, with a vast array of coffee shops, restaurants and bars being close by.



Accommodation / Availability

Unit	Sq ft	Sqm	Rent	Rates payable	Service charge	Availability
1st	197	18.3	-	On Application	On Application	Available
Ground	788	73.2	-	On Application	On Application	Available
Lower Ground	801	74.4	-	On Application	On Application	Available
Unit - Total	1,786	165.9	£54,000 /annum	£5,632 /annum	On Application	Available

Tenure

New Lease

EPC

D

VAT

Upon enquiry

Configuration

Not Fitted

Contacts

Tom Schwier 07583037559 tom.schwier@strettons.co.uk

Joel Barnes 07974 625 109 joel.barnes@strettons.co.uk



Further Information

View on Website

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