

10-11 Clerkenwell Green, London, EC1R 0DP

Architecturally Designed Warehouse Space In The Heart of Clerkenwell Green

- Private terrace on level 5
- Excellent natural light
- Passenger lift
- Beautifully restored
- Fully fitted 2nd floor
- Exposed ceiling trusses
- Bike Storage

10-11 Clerkenwell Green

London, EC1R 0DP

CROSSLAND
OTTER HUNT



Summary

Available Size	665 to 7,765 sq ft / 61.78 to 721.39 sq m
Rent	£75 - £85 per sq ft
Service Charge	£10 per sq ft
EPC	Upon Enquiry

Description

The former Uniform Works space has been architecturally restored to provide unique loft-style office space. The building consists of 7,765 sq ft of space across four floors. Uniform Works has been carefully restored to provide office space that integrates the heritage of the building into functioning office space.

Location

The property is located in the heart of Clerkenwell on Clerkenwell Green. Clerkenwell is London's hub for the creative sectors, which has recently extended to the TMT sector. The property is just 200m away from Farringdon station (Elizabeth, Hammersmith & City, Metropolitan, Circle lines).

Accommodation

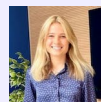
The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month
5th - With private roof terrace	665	61.78	£85	£18.40	£10	£6,284.25
4th	2,334	216.84	£85	£18.77	£10	£22,128.27
3rd	2,404	223.34	£75	£18.81	£10	£20,796.60
2nd - Fitted & Furnished	2,362	219.44	£85	£18.69	£10	£22,377.98
Total	7,765	721.40	£82.50	£18.67	£10	£71,587.10



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