

10-11 Clerkenwell Green, London, EC1R 0DP

Architecturally Designed Warehouse Space in the Heart of Clerkenwell Green

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

10-11 Clerkenwell Green

London, EC1R 0DP

CROSSLAND
OTTER HUNT



Summary

Available Size	2,362 to 7,765 sq ft / 219.44 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 has been architecturally restored to provide 7,765 sq ft of unique loft-style office space across four floors. The building has been sympathetically refurbished to provide contemporary office accommodation whilst still preserving the building's unique heritage.

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 a short walk away from Farringdon station (Elizabeth, Hammersmith & City, Metropolitan, Circle lines).

Accommodation

The accommodation comprises the following areas:

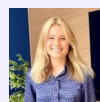
Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Total month	Availability
5th - + private roof terrace	665	61.78	£85	£18.40	£6,284.25	Available
4th	2,334	216.84	£85	£18.77	£22,128.27	Available
3rd	2,404	223.34	£75	£18.81	£20,796.60	Available
2nd - fitted + furnished	2,362	219.44	£85	£18.69	£22,377.98	Under Offer
Total	7,765	721.40	£82.50	£18.67	£71,587.10	



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