

The image shows a spacious, empty interior of a modern building. The floor is made of light-colored wood planks. The ceiling is white with exposed black metal beams and various pipes and ducts. Large windows on the left side offer a view of trees and buildings outside. A brick wall is visible on the right side. The overall atmosphere is clean and industrial.

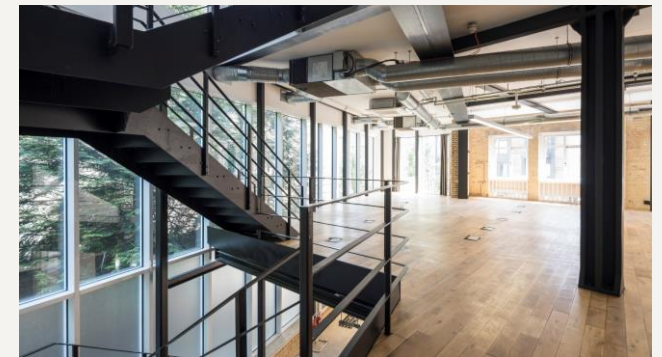
Suskind.

20-26 Rosebery Avenue & 3 Bath Court EC1

Stunning Victorian warehouse converted property which provides a rare triplex office/showroom opportunity in the heart of Clerkenwell.

The property features stunning, characterful features including exposed brickwork, full height windows, cast iron columns, exposed services, fitted meeting rooms plus demised kitchens and WC's.

Comprising a prominent entrance via 20-26 Rosebery Avenue, the space has fantastic presence which creates a superb HQ feel for a media/creative or showroom occupier.



20-26 Rosebery Avenue & 1-3 Bath Court EC1

Summary

Truly unique self-contained Clerkenwell office/showroom for rent

Features

- Highly unique self-contained HQ office/showroom
- Air conditioning
- Exposed brickwork
- Suspended lighting
- Demised kitchen
- Fitted meeting rooms
- Prominent frontage
- Good natural light
- Character in abundance

Transport

- Farringdon
- Chancery Lane
- Angel

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

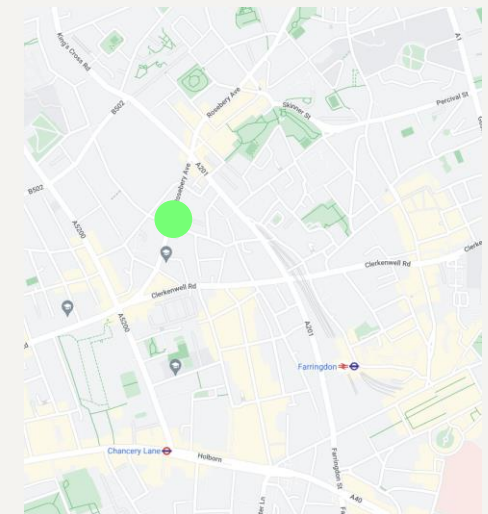
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
20-26 Rosebery Avenue & No.1-3 Bath Court	4,573	£52.50	£3.00	£10.00	£24,960.95	Available
Total	4,573	£52.50	£3.00	£10.00	£24,960.95	

*Interested parties should make enquiries with the local authority.

Map



20-26 Rosebery Avenue & 3 Bath Court EC1

Viewing via sole agents

For further information and inspections please contact sole agents:

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Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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