

A modern office interior featuring several long conference tables with black chairs. The room has large windows on the left side, providing a view of a brick building. The ceiling is white with exposed ductwork and several pendant lights. A glass-walled office space is visible in the background. The floor is made of light-colored wood with a patterned tile design.

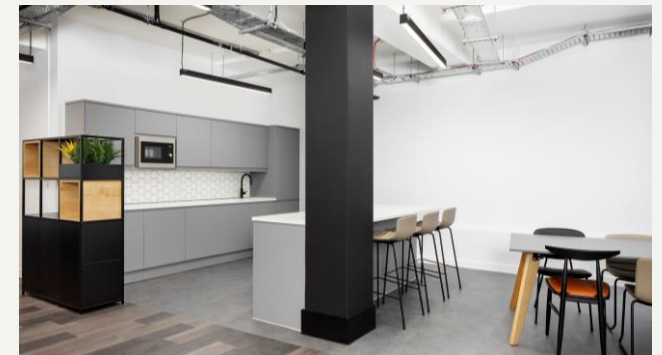
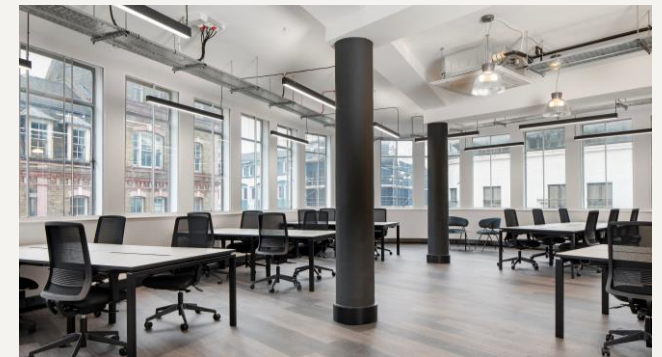
Susskind.

67 Clerkenwell Road EC1

A former warehouse building, 67 Clerkenwell Road is ideally positioned within moments from Farringdon Tube station, which hosts several transport links and more recently the Elizabeth Line, further enhancing the connectivity to Central London from across the UK.

The 2nd floor totals 3,930 sq ft split across an East and West Unit. The units can be let together or separately and refurbished/fitted bespoke subject to a formal legally binding commitment.

** below images are for indicative purposes only – specification to broadly align.*



67 Clerkenwell Road EC1

Summary

Fully fitted office accommodation positioned within a 5 minute walk of Farringdon Station.

Features

- Fully fitted -
- New wood flooring
- Comfort cooling
- Fantastic natural daylight
- 2x Passenger lift
- Kitchenette
- Great floor to ceiling height
- Communal roof terrace
- Male & Female WC's
- Uniformed commissionaire
- Newly decorated

Transport

- Farringdon
- Chancery Lane

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
Second (East)	1,578	£65.00	£10.50	£18.17	£12,317.60	Available Q3 2024
Second (West)	2,352	£65.00	£10.50	£24.38	£19,576.48	Available Q3 2024
Total	3,930	£65.00	£10.50	£13.70	£31,894.08	Available Q3 2024

*Interested parties should make enquiries with the local authority.

**Specification to be agreed between the Landlord & Tenant.

Map



67 Clerkenwell Road EC1

Viewing via sole agents

For further information and inspections please contact 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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