



Susskind.

52 Britton Street, EC1M

Prime showroom space in the heart of Clerkenwell, one of London's most vibrant and sought-after neighborhoods and showroom districts. This spacious self-contained unit boasts modern architecture and high ceilings, creating an airy and inviting atmosphere for showroom and/or office occupiers.



With ample natural light flooding the property through large windows, the space offers an ideal setting to showcase products or host events. The property comprises dual accessibility directly via Britton Street and Briset Street making this unit incredibly versatile from a layout perspective. Furthermore, it boasts its own demised amenities such as kitchen and WC facilities.



Summary

Characterful showroom opportunity in the heart of Clerkenwell – one of London’s trendiest districts.

Features

- Air conditioning
- Prominent branding opportunity
- Private entrances/self-contained
- High quality design
- Meeting rooms
- Demised WC’s
- Demised kitchen
- Excellent natural light
- Great ceiling height
- Partially fitted
- Generous floor to ceiling height

Transport

- Farringdon
- Barbican
- Chancery Lane

Lease

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

EPC

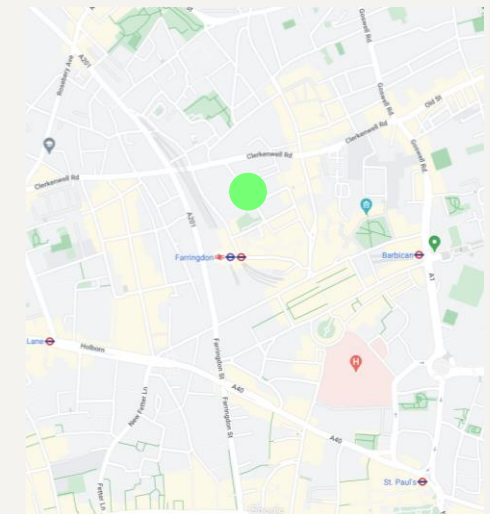
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Ground	3,252	£63.50	£4.10	£17.46	£23,051.26	Available
Total	3,252	£63.50	£4.10	£17.46	£23,051.26	Available

*Interested parties should make enquiries with the local authority.

Map



52 Britton Street, EC1M

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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