

**FULLY FITTED
WAREHOUSE STYLE
WORKSPACE**

**15-27 GEE STREET
CLERKENWELL
EC1**

5,636 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

Comprising the second floor of a former warehouse building offering characterful, fully self-contained workspace.

The space benefits from excellent natural light, wooden parquet flooring, meetings rooms, kitchen/breakout, furniture and your own front door.

AMENITIES

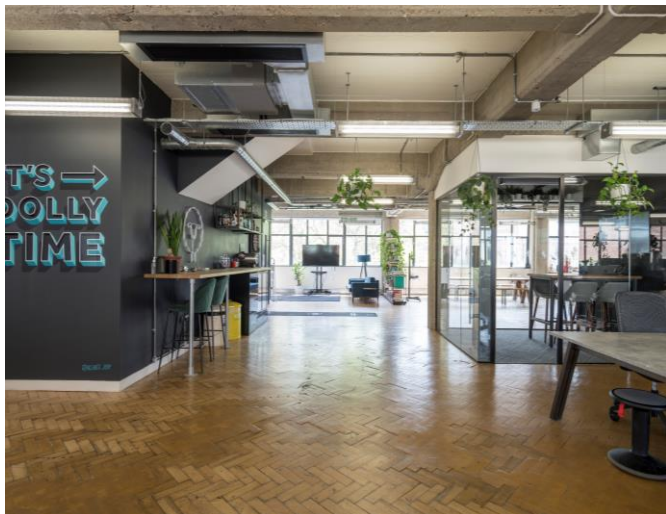
- 🏠 Fully Fitted
- 🚿 WC & Shower Facilities
- 🛡️ Self- Contained
- 🌬️ Air Conditioning
- 📅 Parquet Wooden Flooring
- ☀️ Excellent Natural Light

IMPRESSIVE SELF-CONTAINED 2ND FLOOR WAREHOUSE OFFICE SPACE



BELCOR

15-27 GEE STREET
CLERKENWELL EC1



LOCATION

15-27 Gee Street is situated in the thriving sub-market of Clerkenwell, equidistant from both Farringdon and Old Street stations. Clerkenwell is one of London's most vibrant sub-markets, establishing itself as a thriving centre of business innovation and culture, with take-up dominated by the creative, media, fashion and technology industries.

TRANSPORT

FARRINGDON

Metropolitan Line
Circle Line
District Line
Thameslink

CHANCERY LANE

Central Line

BARBICAN

Metropolitan Line

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Second Floor	5,636	Available	£62.50	£22.00	TBC	£39,686

LEASE

A new lease to be contracted outside the Landlord & Tenant Act.

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

TIMING

Available October 2023.
(Possibly Earlier Upon Request)

VAT

VAT is applicable.

VIEWINGS VIA JOINT AGENTS

BELCOR

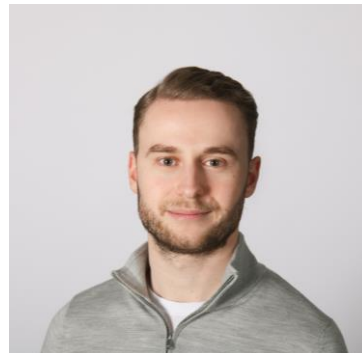
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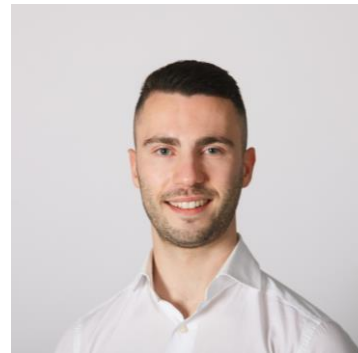
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