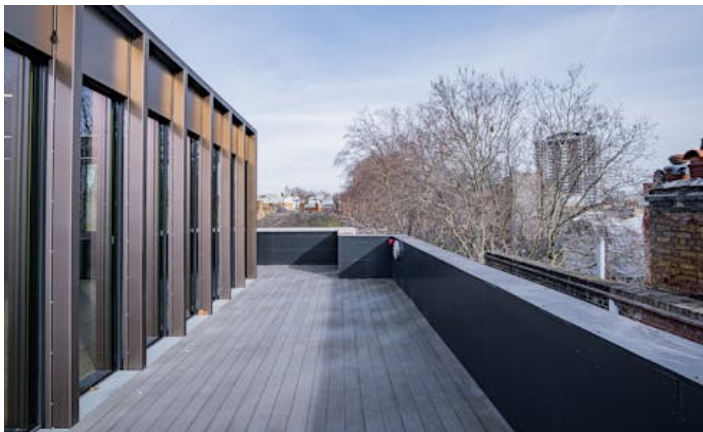


ELLIS BROWN

OFFICES TO LET

Exceptional creative offices within a characterful, former ink factory by Exmouth Market| Top floor private roof terrace

Ink Rooms, 25-37 Easton Street, WC1X 0DS
3,287 - 6,690 sq ft



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Description

Ink Rooms is a former printing ink factory located in the heart of Clerkenwell moments from Exmouth Market. The building has been extensively refurbished to provide flexible and state of the art office accommodation, and the 3rd floor benefits from a large south facing private roof terrace. the Ground floor is self contained with generous ceiling height, perfect for creative and showroom occupiers.

Location

Perfectly located moments from Exmouth Market, Ink Rooms benefits from a quiet street location all the while benefitting from the wealth of amenities of the local area including bars, restaurants and independent cafes.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
3rd	3,403	316.15	£78	£19.56	£8.50	£30,076.85	£360,922.18	CAT A+	Let
Ground - G02	3,287	305.37	£67.50	£19.94	£8.50	£26,279.57	£315,354.78	CAT A+	Under Offer
Total	6,690	621.52	£72.75	£19.75	£8.50	£56,356.42	£676,276.96		

Features

Large private south facing roof terrace
Floor to ceiling glazing
Excellent natural daylight
Remodeled reception/entrance
Bike storage and shower facilities
Efficient floorplate
3 x fitted meeting rooms
Moments from Exmouth Market

EPC

On application

Terms

On application

VAT

Applicable

Contact

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