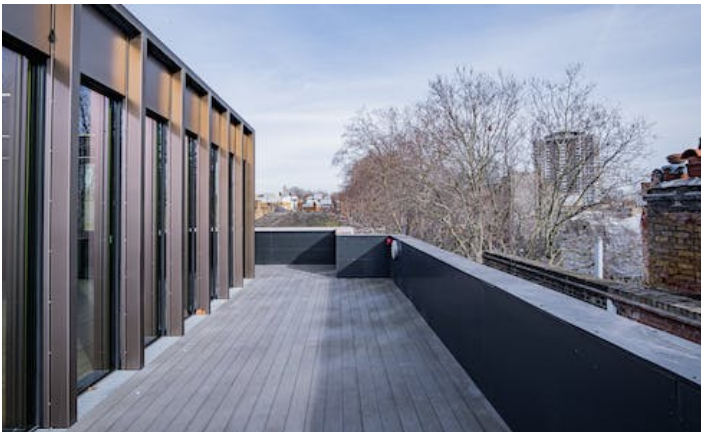


ELLIS BROWN

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



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 16/10/2023

OFFICES TO LET

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

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	Availability	Fitout Concept
3rd	3,403	316.15	£78	£19.56	£8.50	£30,076.85	£360,922.18	Available	CAT A+
Ground - G02	3,287	305.37	£67.50	£19.94	£8.50	£26,279.57	£315,354.78	Available	CAT A+
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

James Taylorson
02037450060
jtaylorson@ellisbrowncommercial.com

Tom Latham
07398 010 223
tlatham@ellisbrowncommercial.com

ELLIS BROWN

OFFICES TO LET

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

