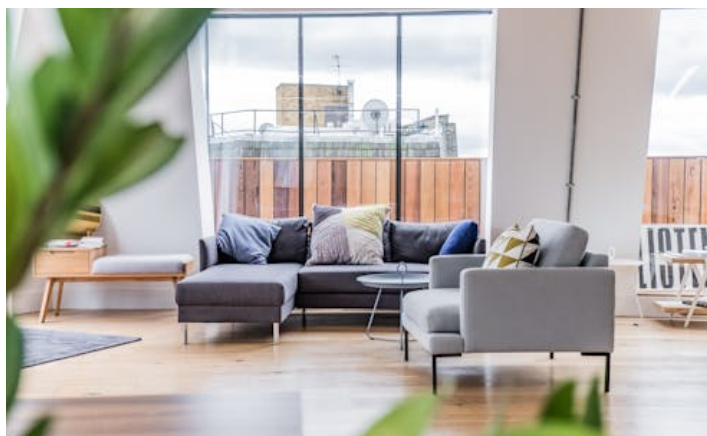


# ELLIS BROWN

## OFFICE TO LET

Fully fitted office space in the heart of Clerkenwell with a private roof terrace

80 Clerkenwell Road, EC1M 5RJ  
1,184 sq ft



Ellis Brown  
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1,184 sq ft

### Description

80 Clerkenwell Road is one of the most prominent buildings in Clerkenwell occupying a commanding position at the junction of Clerkenwell Road and St John Street. The 5th floor is provided on a fully fitted basis with a meeting room, kitchen and a large private terrace offering spectacular views across St Paul's and the City.

### Location

Farringdon is well regarded as one of the most exciting addresses in Central London. Over the last few years it has emerged as a favored destination for companies in the creative, technology, media and fashion industries. As a result the area is home to some of the best restaurants, bars, gyms and cafes.

Transport links are excellent with Farringdon Station a 5 minute walk away providing access to the Metropolitan, Hammersmith & City, Circle and Elizabeth Lines as well as Thameslink and National Rail Services.

### Accommodation

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
5th - Private Roof terrace	1,184	£92.50	£19.68	£15	£12,548.43	£150,581.12	CAT B	Available
<b>Total</b>	<b>1,184</b>	<b>£92.50</b>	<b>£19.68</b>	<b>£15</b>	<b>£12,548.43</b>	<b>£150,581.12</b>		

### Features

Characterful former warehouse  
Superb natural light with triple aspect windows  
Private roof terrace  
Fully furnished  
High quality end of commute facilities

### EPC

B

### Terms

New lease available direct from the landlord.

### VAT

Applicable

### Contact

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**James Taylorson**  
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jtaylorson@ellisbrowncommercial.com

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