

ELLIS BROWN

OFFICES TO LET

Newly refurbished fully fitted warehouse style office space on Exmouth Market, with huge communal terrace and character features throughout.

Exmouth House, 3-11 Pine Street, EC1R 0JH
2,294 - 4,908 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 23/05/2024

ELLIS BROWN

OFFICES TO LET

Exmouth House, 3-11 Pine Street, EC1R 0JH
2,294 - 4,908 sq ft

Description

Exmouth House is a traditional Clerkenwell warehouse, offering a number of office spaces, available fully fitted and furnished or unfurnished. The building has retained many of its original features and thus provides cool warehouse offices. The building has a wealth of amenities including bookable meeting rooms, bicycle storage, showers and a large communal roof terrace with views of the City.

Location

The building spans the corner of Pine Street and Exmouth Market and benefits from all of the local eateries from the daily thriving marketplace. Exmouth House is a short walk to Farringdon and Angel stations.

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 - 180	2,294	213.12	£65	On Application	£8.75	£14,098.54	£169,182.50	CAT A+	Let
3rd - 210	2,614	242.85	£67.50	On Application	£8.50	£16,555.33	£198,664	CAT B	Lawyers
Total	4,908	455.97	£66.25		£8.63	£30,653.87	£367,846.50		

Features

Fully fitted and furnished
Air conditioning
Excellent daylight
Communal roof terrace
Bike storage and showers
Refurbished entrance/courtyard
Staffed reception

EPC

C

Terms

On application

VAT

On application

Contact

James Taylorson
02037450060
jtaylorson@ellisbrowncommercial.com

Tom Latham
07398 010 223
tlatham@ellisbrowncommercial.com

ELLIS BROWN

OFFICES TO LET

Exmouth House, 3-11 Pine Street, EC1R 0JH
2,294 - 4,908 sq ft









