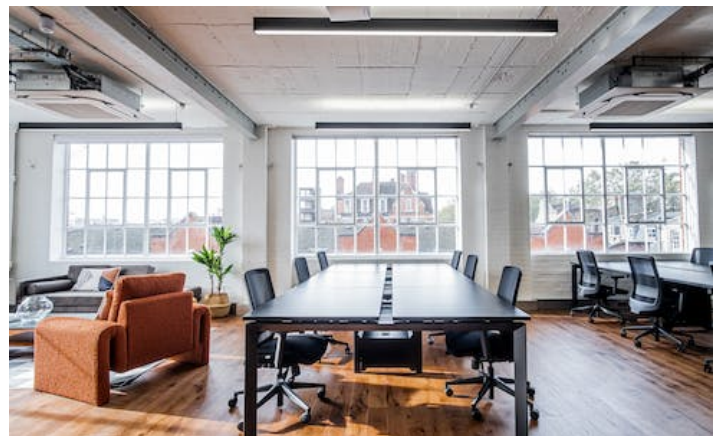


# ELLIS BROWN

## 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  
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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	Availability	Fitout Concept
3rd - 180	2,294	213.12	£65	On application	£8.75	£14,098.54	£169,182.50	Available	CAT A+
3rd - 210	2,614	242.85	£67.50	On application	£8.50	£16,555.33	£198,664	Available	CAT B
<b>Total</b>	<b>4,908</b>	<b>455.97</b>	<b>£66.25</b>	<b>£0</b>	<b>£8.63</b>	<b>£30,653.87</b>	<b>£367,846.50</b>		

### 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

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