

preliminary details

self-contained office building with parking garage and roof terrace

44 clerkenwell close, ec1

3,209 sq ft

the garage could be converted to offices if extra space is required



location

prominently located in the heart of clerkenwell less than 500m from the new elizabeth line (crossrail) farringdon station (circle, elizabeth, hammersmith & city and metropolitan lines and national rail), barbican (circle, hammersmith & city and metropolitan lines) and chancery lane (central line).

44 clerkenwell close is a stylish self-contained warehouse style building, excellent natural light, benefitting from a large private roof terrace and has been recently refurbished. clerkenwell has become one of central london's core office markets and it is a highly desired location for tech and creative industries. this has attracted a multitude of businesses to the area such as tiktok, unilever, fred perry and adidas.

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accommodation

2 nd floor	778 sq ft
1 st floor	797 sq ft
ground	746 sq ft
lower ground	888 sq ft
total	3,209 sq ft + roof terrace

amenities

- attractive self-contained building
- excellent natural light throughout
- large roof terrace
- air conditioning/ central heating
- fitted kitchen
- timber flooring
- currently being refurbished
- fitted storage
- dual aspects
- interesting warehouse building
- large parking garage to the rear (could be converted to offices if required)
- wcs
- excellently located

rent

£200,000 per annum exclusive

lease

a new lease for a term by arrangement directly from the freeholder

legal costs

each party to bear their own legal costs

possession

upon completion of legal formalities

viewing

via joint sole agents

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