

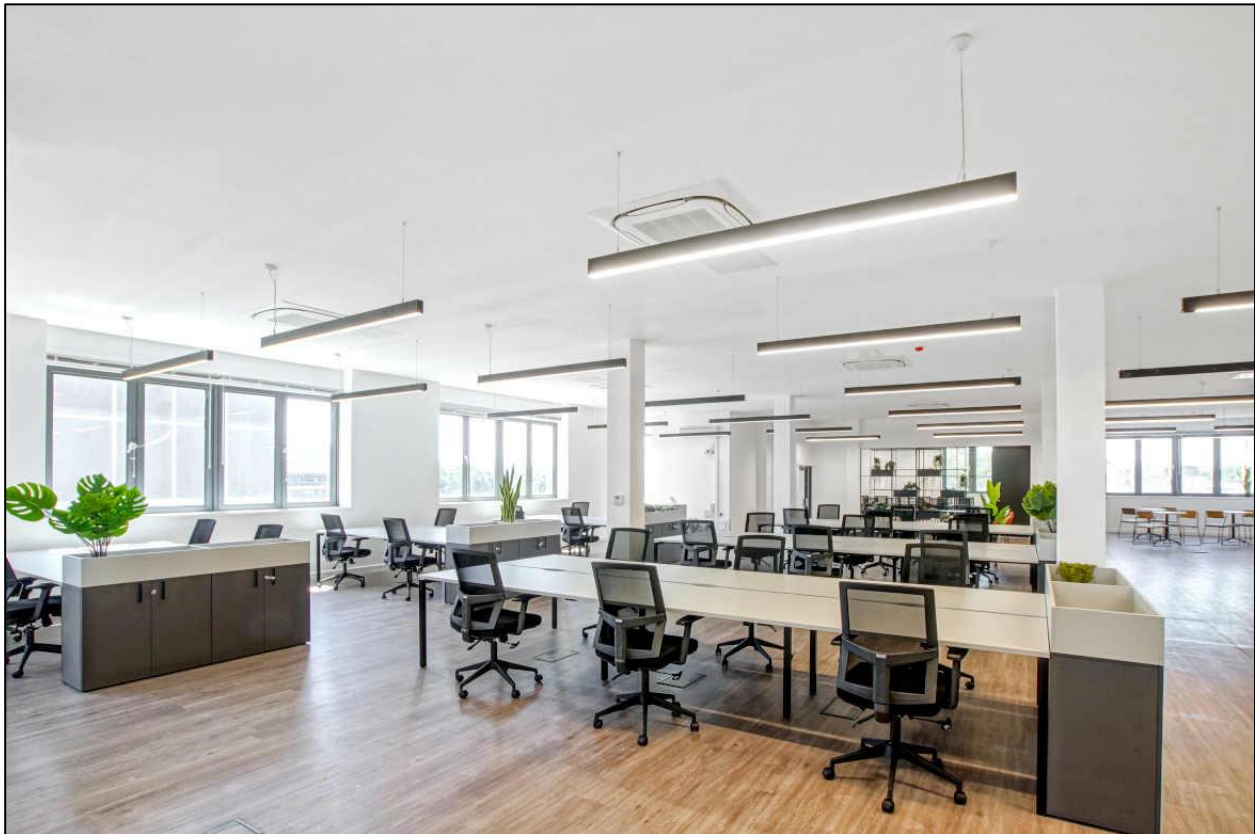
Commercial Office Space

3,600 / 3,750 sq. ft.

**Clerkenwell offices available for immediate occupation**

# TO LET

**142 Central Street, Clerkenwell, EC1V 8AR**



## LOCATION

The building is located at the northern end of Central Street close to the junction with City Road. Angel underground station is within close proximity and offers an abundance of amenities with many shops, bars and restaurants.

## TRANSPORT

Angel (Northern line)

Old Street (Northern Line and National Rail)

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Santander Cycles

Various bus routes







## DESCRIPTION

The offices are located on the ground and fifth floors of this former industrial building and provides a great open plan creative office space.

The fifth floor is delivered in a fitted and furnished condition and both suites benefits from excellent natural daylight with windows on three elevations, excellent floor to ceiling heights, exposed services, demised W/Cs and meeting rooms.

## AMENITIES

- Air-conditioning
- Fully accessible raised floor
- LED lighting
- Fitted and furnished fifth floor
- Meeting rooms
- Male & female W/C's
- Entry phone system
- Excellent natural daylight
- Passenger lift
- Fitted kitchenettes
- Goods lift
- Loading bay

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fifth	3,750	348
Ground	3,600	335

## LEASE

New lease(s) available for a term by arrangement.

## RENT

Floor	Per Annum*	Per Sq. Ft.*
Fifth	£129,375	£34.50
Ground	£124,200	£34.50

## SERVICE CHARGE

Floor	Per Annum*	Per Sq. Ft.*
Fifth	£18,750	£5.00
Ground	£18,000	£5.00

## RATES

Floor	Per Annum	Per Sq. Ft.
Fifth	£56,600	£15.09
Ground	£45,563	£12.66

Interested parties should verify these figures with the London Borough of Islington or visit [www.gov.uk](http://www.gov.uk).

## TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
Fifth	£204,725	£17,060
Ground	£187,763	£15,647

## PLEASE CONTACT

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\*VAT is payable on Rent & Service Charge



BREAKDOWN OF FACILITIES:-

- 34 x OPEN PLAN POSITIONS (1400x800 BENCH),
- 6 x HOTDESK POSITIONS,
- 1 x MEETING ROOM (14 PERSONS),
- 1 x MEETING ROOM (6 PERSONS),
- 1 x WAITING & INFORMAL MEETING AREA,
- 1 x TEAPOINT & BREAKOUT,
- 1 x LOCKER ZONE (36).

TOTAL HEADCOUNT - 40 WORK POSITIONS

ANTONPAGE (MD0237) 24.03.24  
 SKETCH PLAN THREE  
 FIFTH FLOOR, 142 CENTRAL STREET, LONDON EC1.  
 SCALE 1:50 @ A1

