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**ANTON
PAGE** 

Showroom

1,838 sq. ft. / 170.76 sq. m.

New self-contained showroom opportunity in a prime Clerkenwell location

TO LET

3 Clerkenwell Road, Clerkenwell, London EC1M 5PE



LOCATION

The accommodation is situated on the junction of Clerkenwell Road and Goswell Road. This is a superb location in the heart of Clerkenwell, home to a vast variety of occupiers such as showrooms, media agencies, architects and tech related companies. The building is well positioned for transport with Barbican, Old Street and Farringdon Stations within close proximity.

TRANSPORT

Barbican (Circle, Metropolitan, Hammersmith and City lines)

Old Street (Northern line and National Rail)

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

This self-contained accommodation has recently undergone a full refurbishment to the exterior and now provides excellent branding opportunities. The demise is provided in shell condition and the ground floor enjoys excellent natural daylight and great floor to ceiling height.

Available immediately.

AMENITIES

- Prime Clerkenwell location
- Self-contained
- Good floor to ceiling height
- Excellent natural daylight

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	550	51.1
Ground	522	48.5
L. Ground	766	71.2
Total	1,838	170.8

RENT

£75,000 per annum

LEASE

A full repairing and insuring lease available.

RATES

Per sq. ft.	Per Annum
£12.01	£22,080.75

Interested parties must verify these figures from the London Borough of Islington.

SERVICE CHARGE

We are advised that the service charge is approximately:

Per sq. ft.	Per Annum
£0.30	£551.40

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£97,632.15	£8,136.01

VAT

The property is elected for VAT.

PLEASE CONTACT

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