

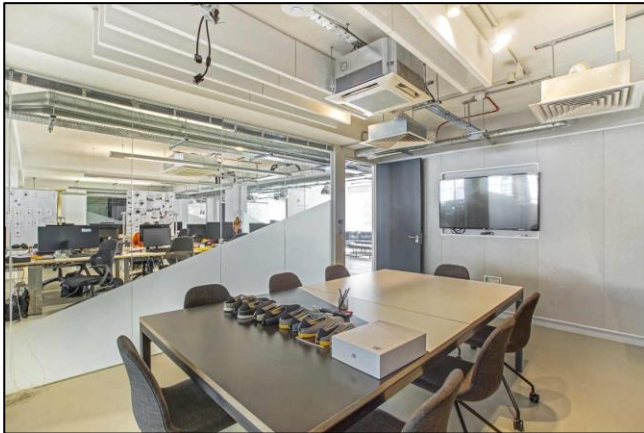
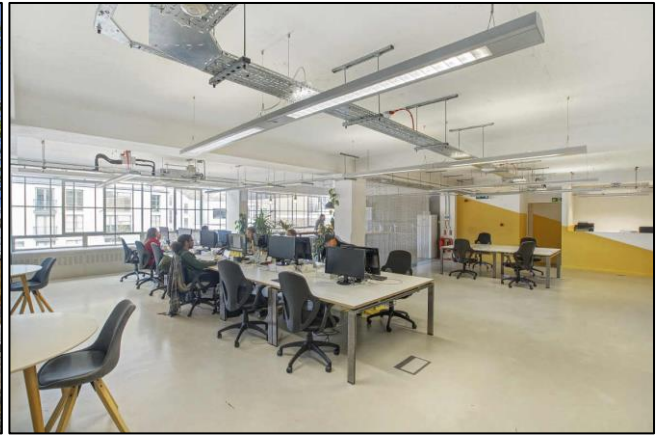
Commercial Office Space

4,470 sq. ft. / 415 sq. m.

Fully fitted Mid-Century office in Clerkenwell – Rent £49.50 per sq. ft.

TO LET

63 Gee Street, Clerkenwell, London, EC1V 3RS

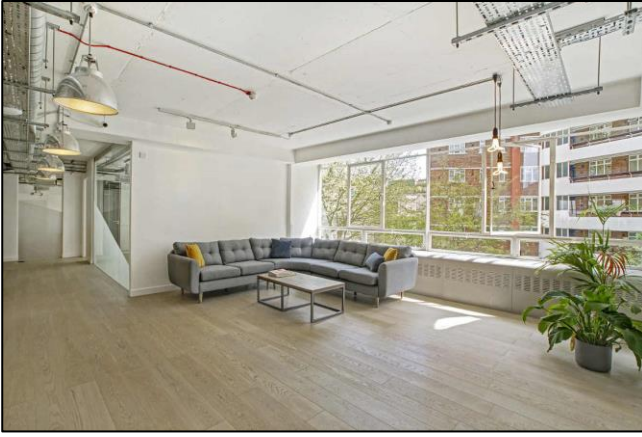


LOCATION

63 Gee Street is centrally located in the area between Clerkenwell and Old Street Roundabout. The immediate surrounds benefit from a variety of restaurants, independent coffee shops and bars which have created a superb working and lifestyle environment. Transport links are excellent with Farringdon, Barbican, Old Street and St Pauls within walking distance.

TRANSPORT

Farringdon (Elizabeth, Circle, Hammersmith & City and Metropolitan lines and National Rail)
Barbican (Circle, Hammersmith & City and Metropolitan lines)
Old Street (Northern line and National Rail)
Angel (Northern line)



DESCRIPTION

Located on the second floor of this Clerkenwell office building, the accommodation benefits from excellent natural light, new suspended lighting, air conditioning and a fitted kitchenette.

This Mid-Century office building has an original Terrazzo lined entrance and a traditional industrial style passenger lift.

The office has been redecorated and upgraded, ready for immediate occupation. It is offered furnished or non-furnished.

AMENITIES

- Current layout 36 desks
- Boardroom
- 2 large meeting rooms
- 3 private offices
- 2 video conference / phone rooms
- 2 soft seating areas
- Fully fitted kitchen
- 16 person break out area
- Air conditioning
- New LED lighting
- Dedicated comms room
- Fibre connectivity
- Demised WCs & shower
- Secure bicycle storage
- Car parking
- Original Terrazzo lined entrance
- Industrial style passenger lift & goods lift

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	4,470	415

LEASE

A new flexible lease is available.

RENT

Per sq. ft.	Per Annum
£49.50	£221,265

SERVICE CHARGE

Per sq. ft.	Per Annum
£3.30	£14,769

BUSINESS RATES

Per sq. ft.	Per Annum
£20.15	£90,090

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Month
£326,124	£27,175

EPC

Rating of C

PLEASE CONTACT

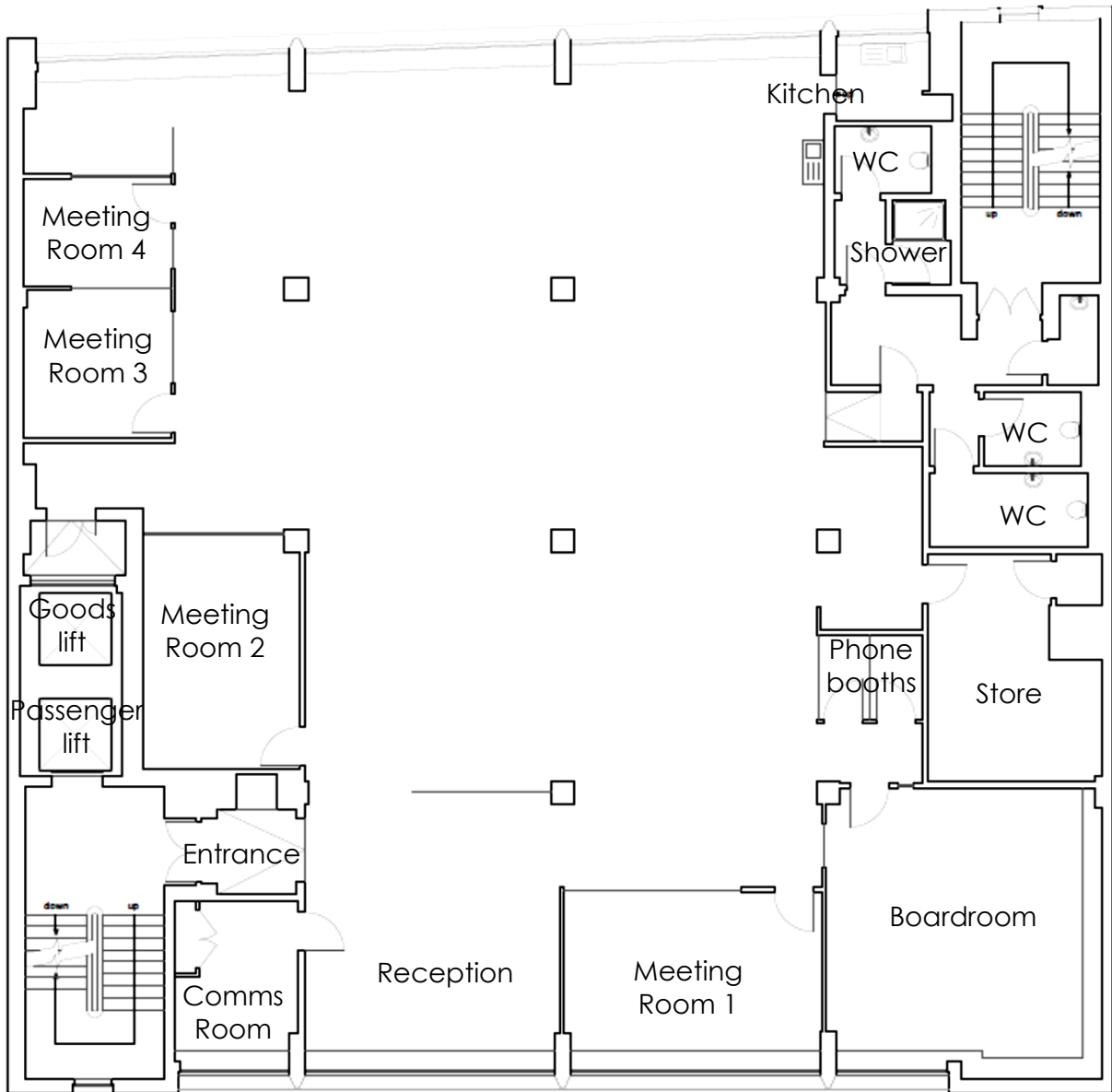
ANTON PAGE 020 7336 1313

Stephen Page
spage@antonpage.com

Harrison Turner
hturner@antonpage.com

Alfie Newton
anewton@antonpage.com

FLOOR PLAN



GEE STREET

Second Floor