

Commercial Office Space

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

**Newly refurbished, fully fitted & furnished Mid-Century office in Clerkenwell**

# 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.

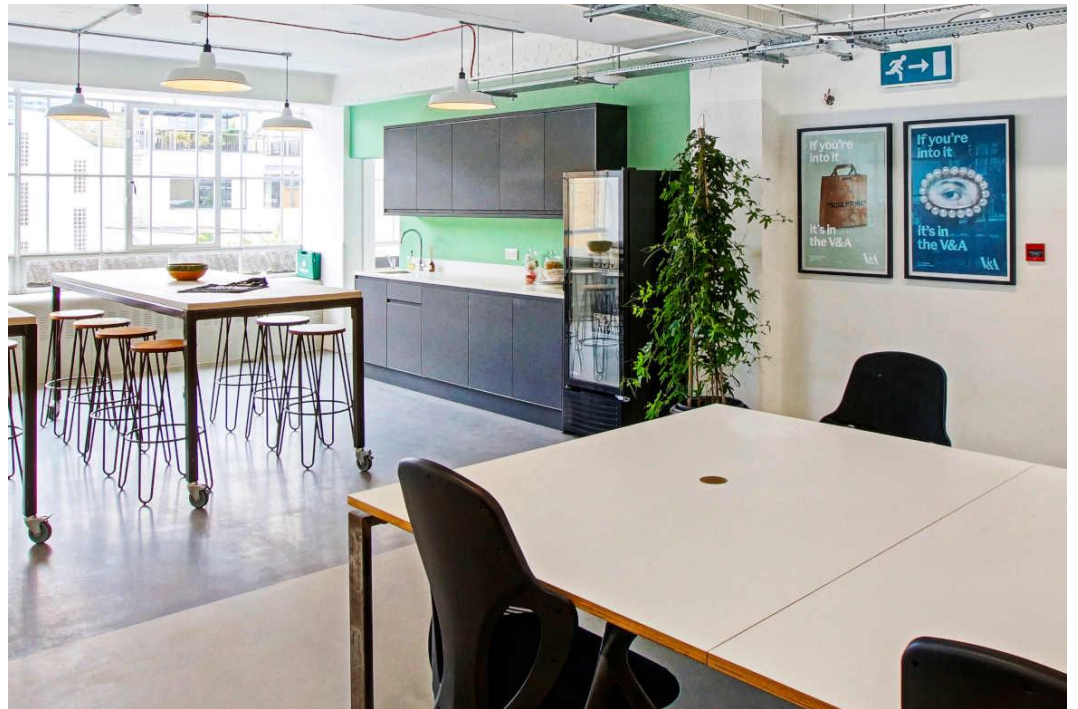
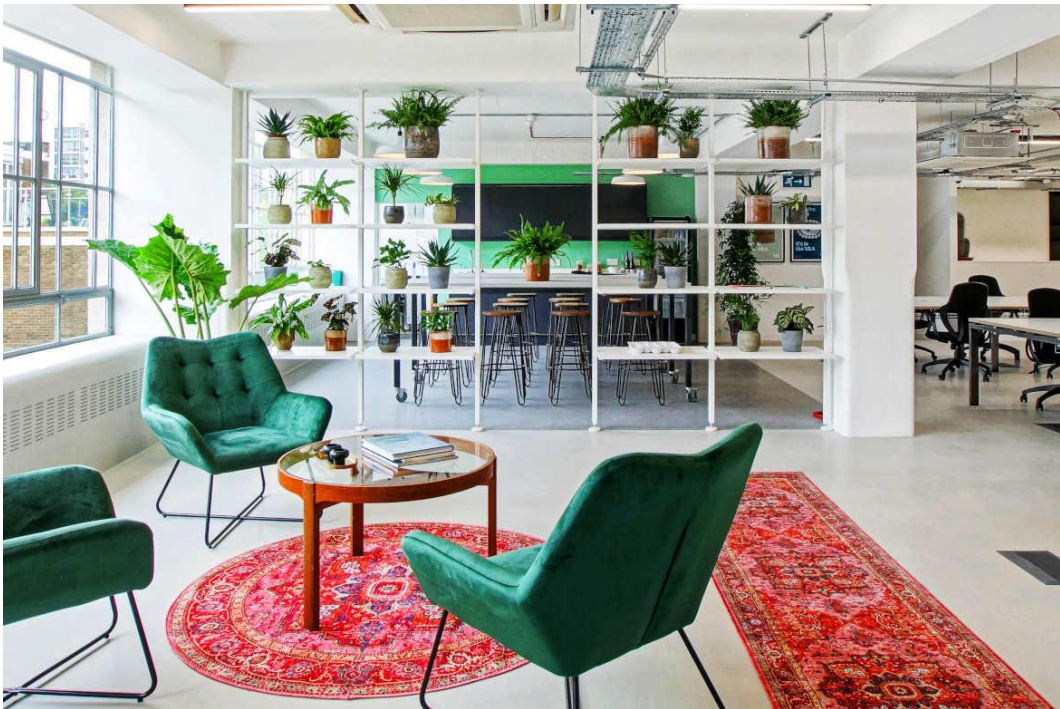
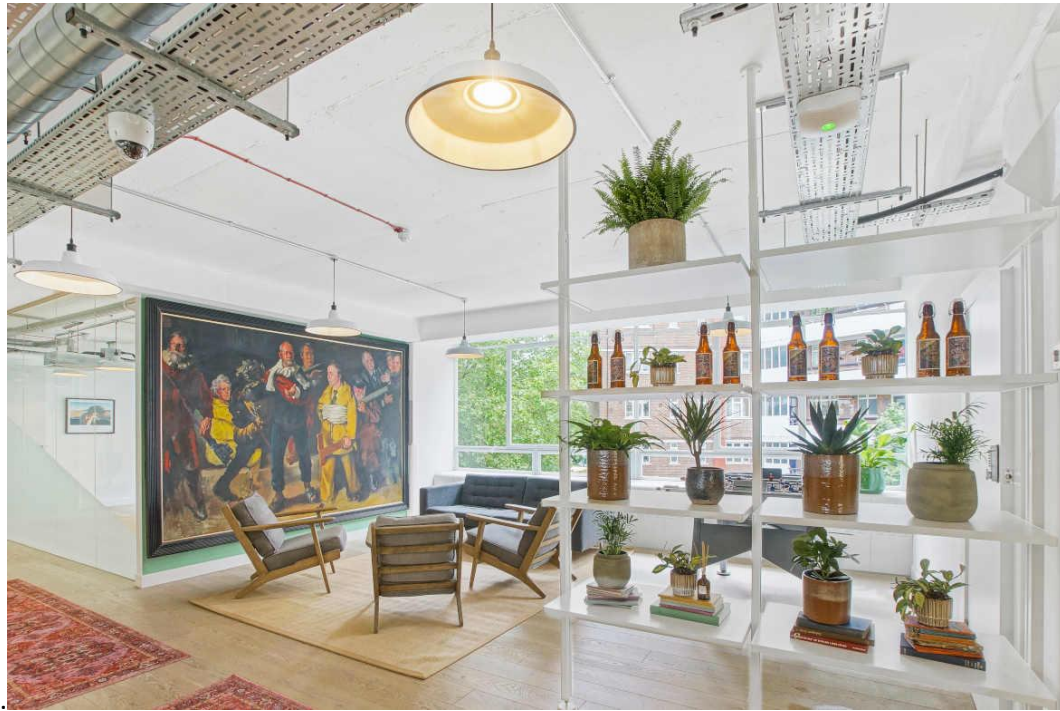
## TRANSPORT

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 fully fitted and furnished.

## AMENITIES

- Current layout 36 desks
- Boardroom
- 5 meeting rooms / private offices
- 2 video conference / phone rooms
- Reception area
- Fully fitted kitchen
- 16 person break out area
- Store room
- 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

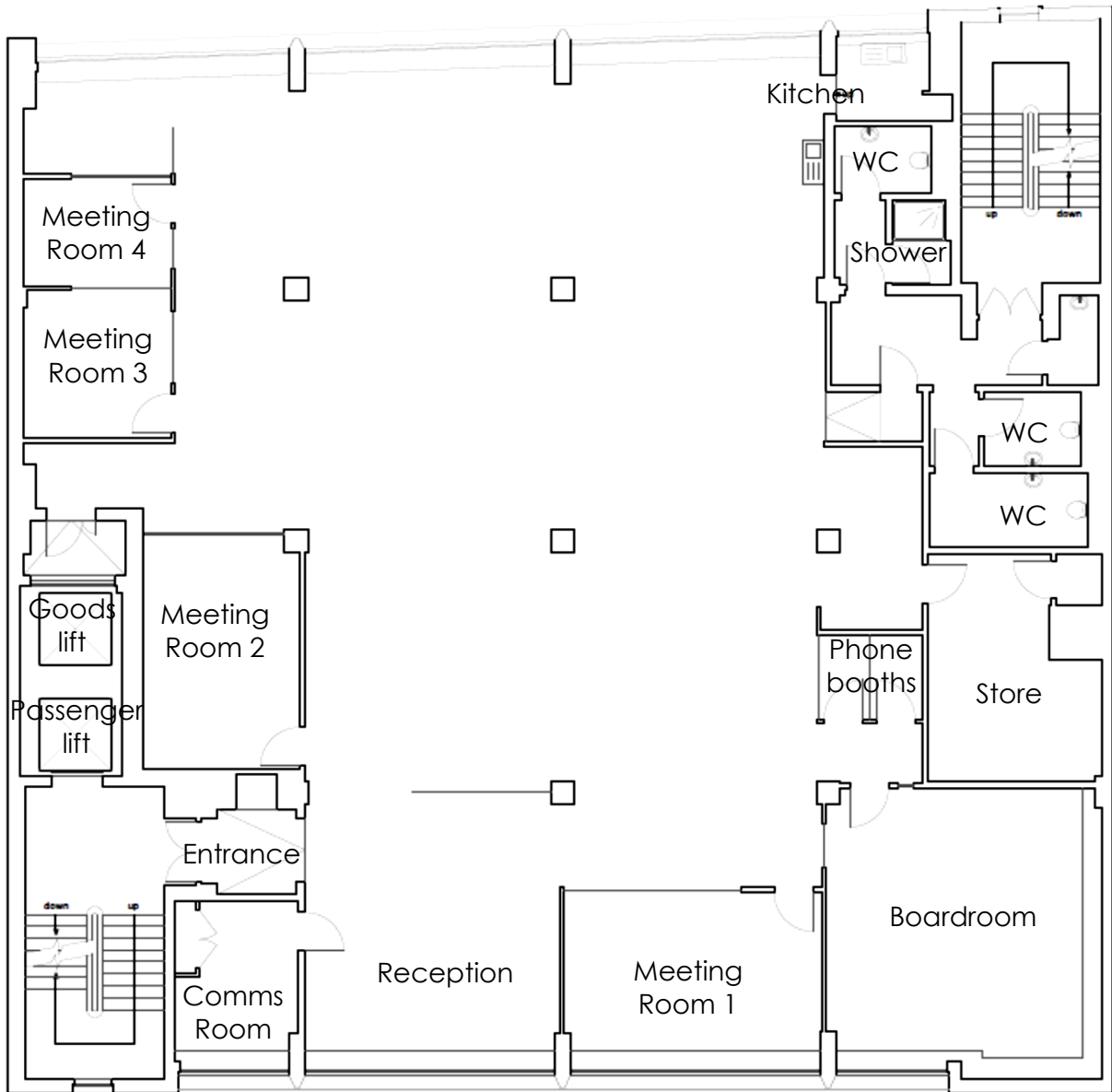
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# FLOOR PLAN



**GEE STREET**

Second Floor