

Commercial Office Space

2,045 - 4,573 sq. ft.

Unique showroom / HQ opportunity in the heart of Clerkenwell

TO LET

20-26 Rosebery Avenue & 1-3 Bath Court, London EC1R 4SX

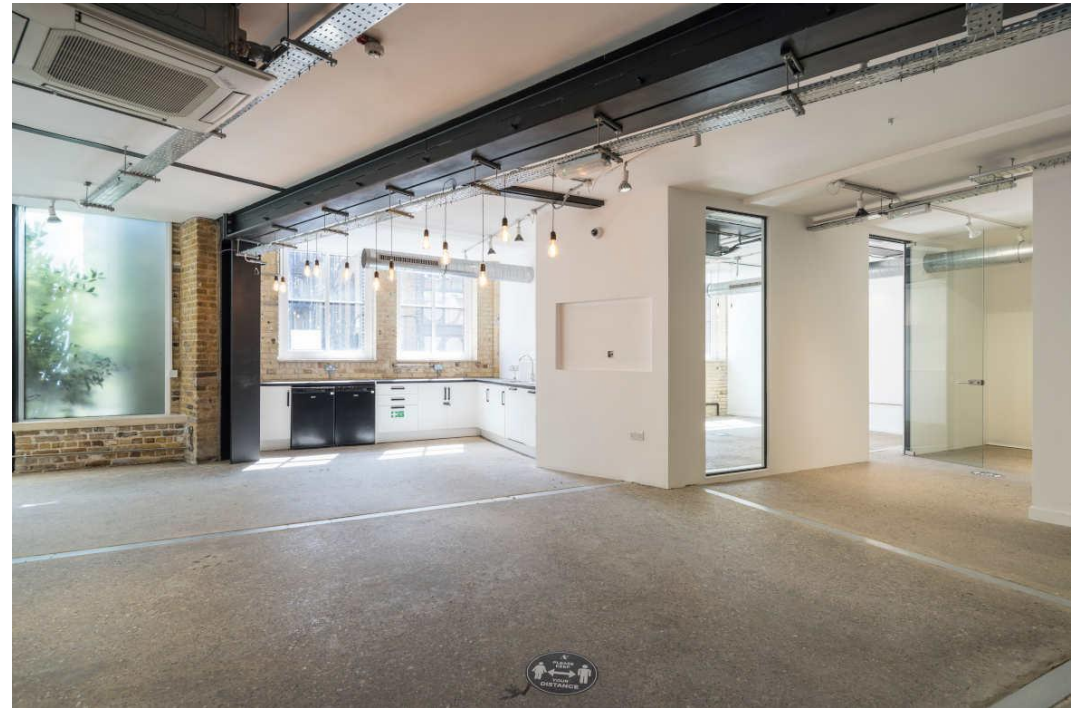
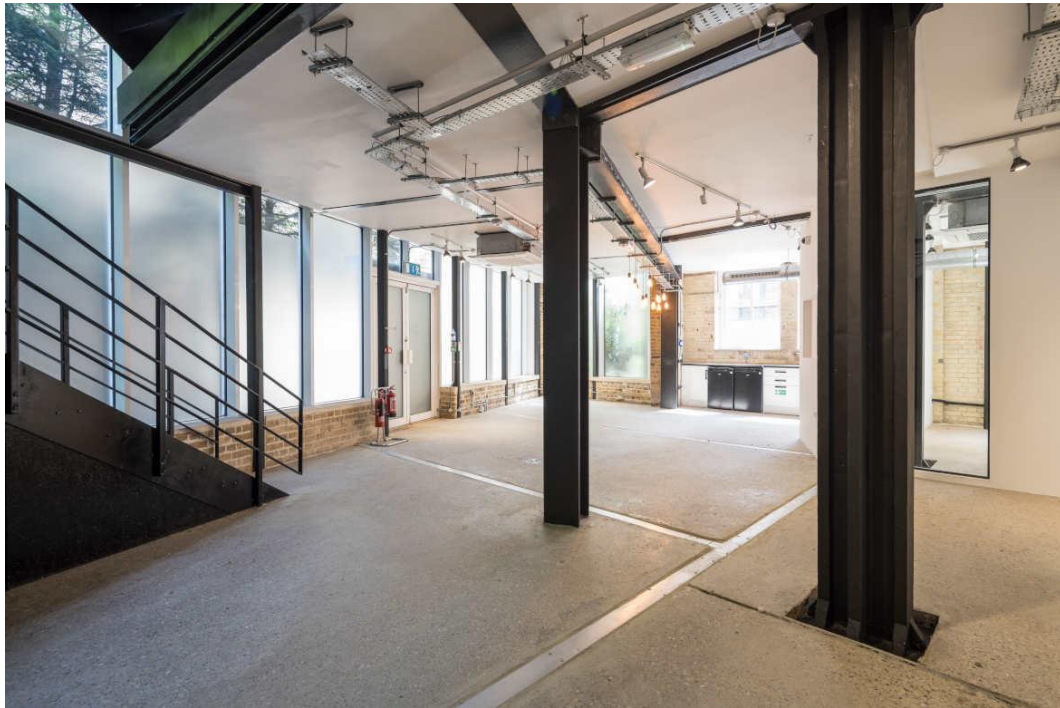


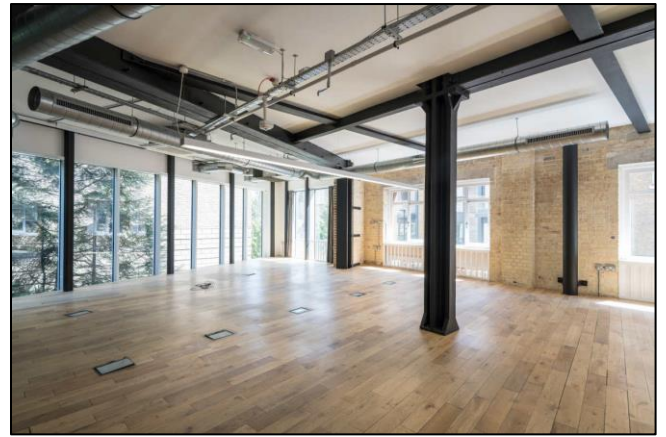
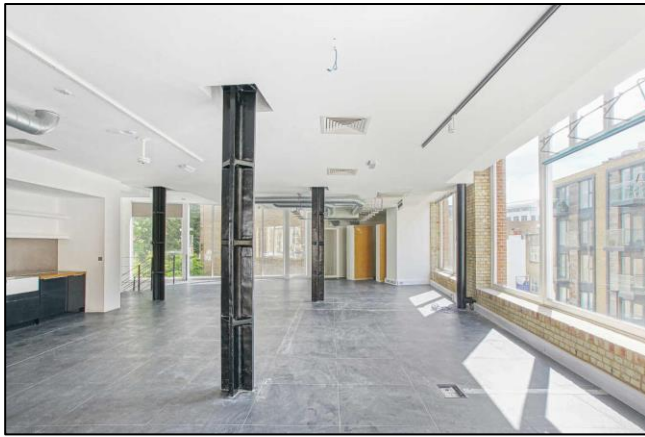
LOCATION

Located close to the junction between Rosebery Avenue and Farringdon Road the units are situated within an impressive mixed-use development of a converted warehouse building. The building is well served by local amenities with Exmouth Market on the doorstep offering a range of drinking and dining opportunities.

TRANSPORT

Farringdon Station
Kings Cross St Pancras Station
Chancery Lane Station





DESCRIPTION

This unique showroom / HQ opportunity is split over three levels to provide a variety of open plan space as well as fitted meeting room.

There is an opportunity to split the spaces to provide a self-contained ground floor space on Rosebery Avenue and a separate self-contained ground and first floor unit fronting onto Bath Court, adjacent to Warner Street.

AMENITIES

- Self-contained showroom / HQ opportunity
- Impressive, glazed frontage
- Excellent natural daylight
- Air conditioning
- 2x demised kitchenettes
- Demised meeting rooms
- Demised WCs

Option 1 | Ground Floor, 20-26 Rosebery Avenue

Size Sq. Ft.	Rent Per Sq. Ft.	Service Charge Per Sq. Ft.	Rates Per Sq. Ft.	Total Occupational Costs	
				Per annum	PCM
2,045	£57.50	£3.00	£8.77	£141,657	£11,805

Option 2 | Ground & Mezzanine, 3 Bath Court

Size Sq. Ft.	Rent Per Sq. Ft.	Service Charge Per Sq. Ft.	Rates Per Sq. Ft.	Total Occupational Costs	
				Per annum	PCM
2,528	£45.00	£3.00	£8.77	£143,515	£11,960

Option 3 | 20-26 Rosebery Avenue & 3 Bath Court

Size Sq. Ft.	Rent Per Sq. Ft.	Service Charge Per Sq. Ft.	Rates Per Sq. Ft.	Total Occupational Costs	
				Per annum	PCM
4,573	£52.50	£3.00	£8.77	£293,933	£24,494

LEASE

New lease for a term by arrangement

PLEASE CONTACT

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*VAT is payable on Rent & Service Charge

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