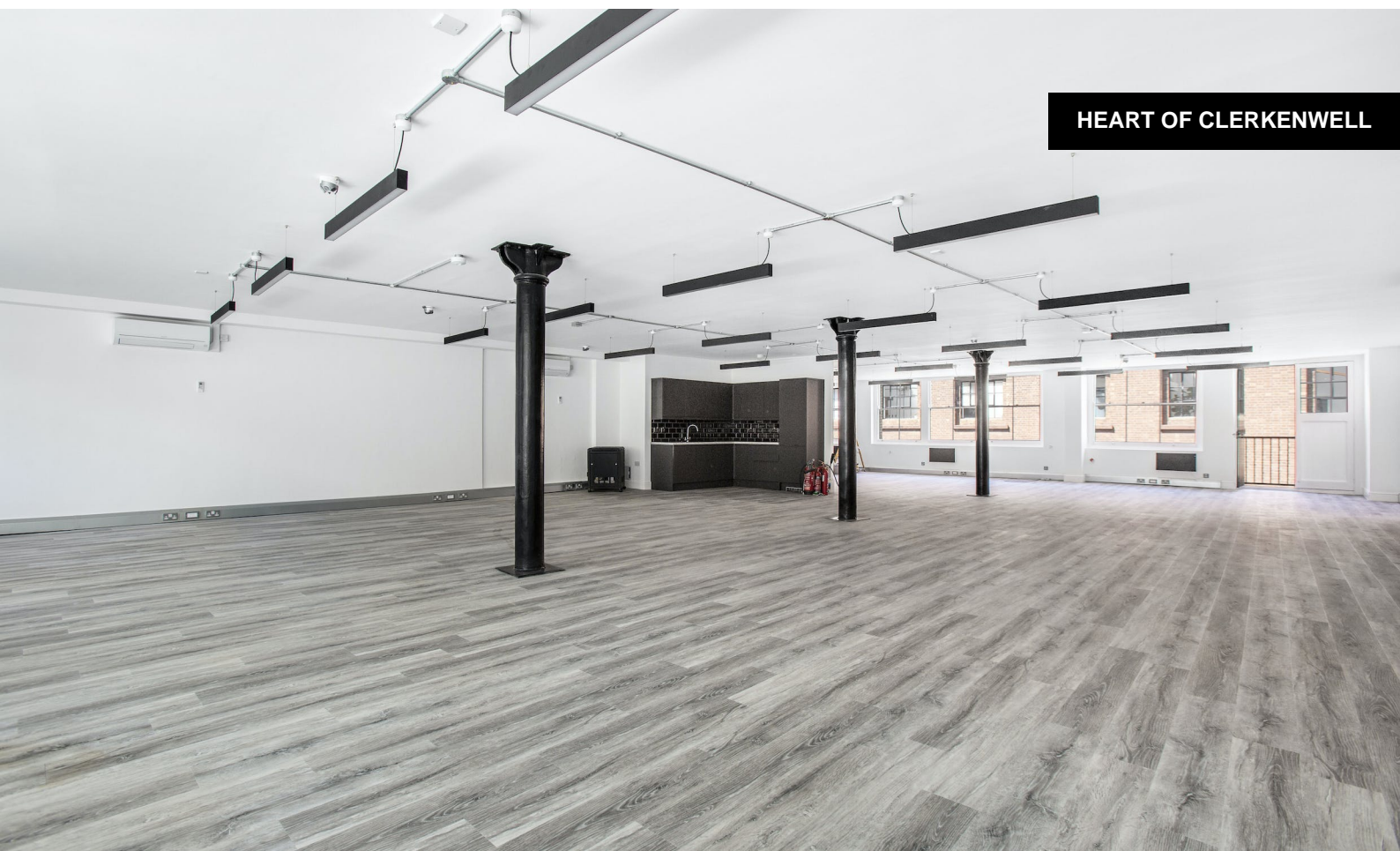


TO LET / FOR SALE



HEART OF CLERKENWELL

15 Northburgh Street

London, EC1V 0JR

**REDUCED RENT –
FANTASTIC VALUE @
£32.50 PSF**

2,294 sq ft
(213.12 sq m)

- Newly refurbished
- Air conditioning
- Lift
- Exposed cast iron columns
- New WCs & Shower

15 Northburgh Street, London, EC1V 0JR

Description

Comprising a newly refurbished open plan office situated on the third floor of an authentic Clerkenwell warehouse. The premises have been completely refurbished including new lighting, new flooring, new kitchen, new WCs and shower and air conditioning. The property benefits from a entryphone system and lift and will be of particular interest to creative and design occupiers.

Location

Northburgh Street runs parallel to Clerkenwell Road, just alongside Great Sutton Street as is considered one of the prime locations of the Clerkenwell Estate – an area favoured by the architectural, interiors and furniture showrooms. Transport links are excellent, just a few minutes walk from Farringdon and the newly opened Elizabeth Line.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
3rd	2,203	204.67	Available
Total	2,203	204.67	

Specification

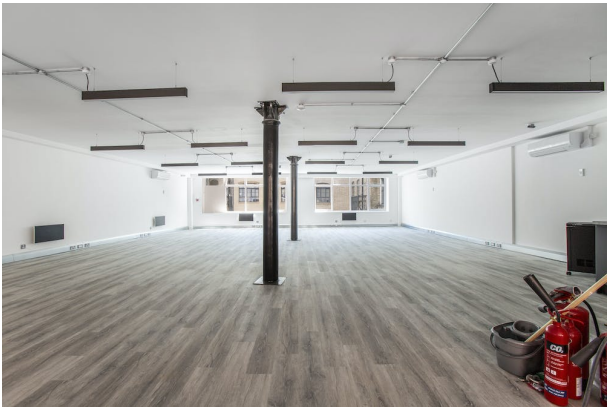
- Open plan
- LVT flooring
- New lighting
- Kitchen
- WC's
- Air conditioning
- Lift

Viewings

By sole agents – Stirling Ackroyd

Terms




New lease direct from Landlord

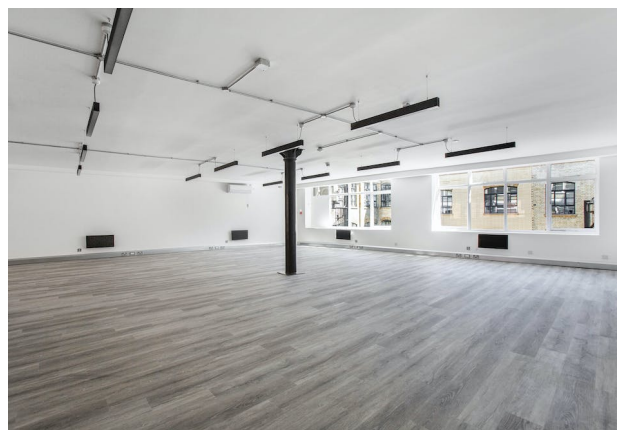
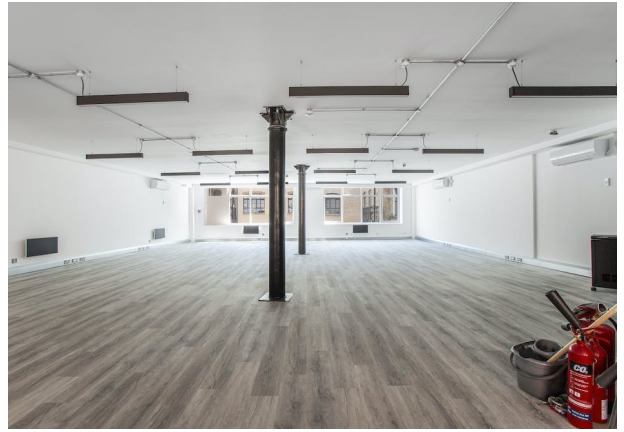


Summary

Available Size	2,294 sq ft
Rent	£32.50 Per sq ft
Price	Offers in excess of £1,550,000
Rates Payable	£19.24 Per sq ft Based on 2022 / 2023 rates
Service Charge	£6 Per sq ft
EPC Rating	D

Viewing & Further Information

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Approximate Gross Internal Area 2203 sq ft - 205 sq m

