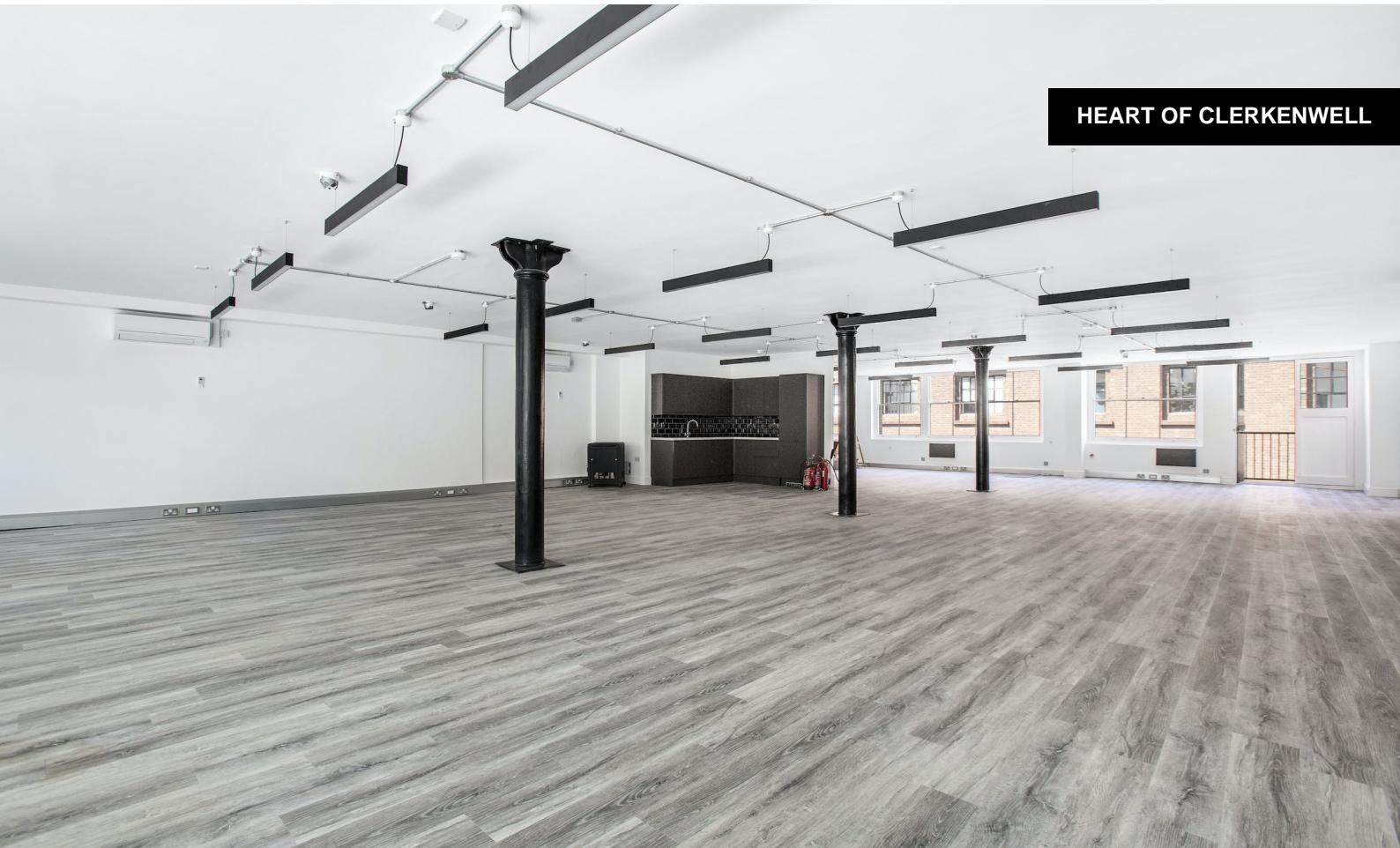




TO LET / FOR SALE



HEART OF CLERKENWELL

15 Northburgh Street
London, EC1V 0JR

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

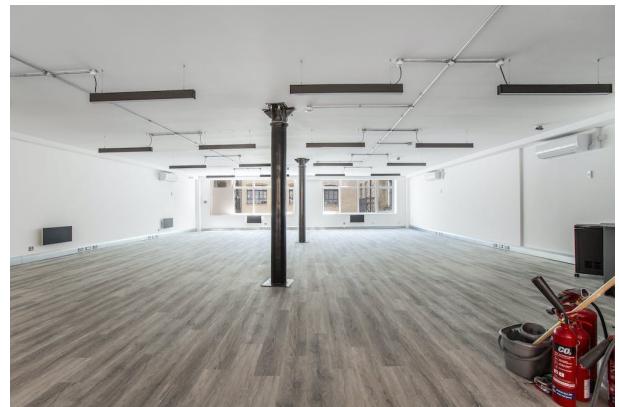
**2,294 sq ft
(213.12 sq m)**

- 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
Service Charge	Based on 2022 / 2023 rates
EPC Rating	£6 Per sq ft
	D

Viewing & Further Information



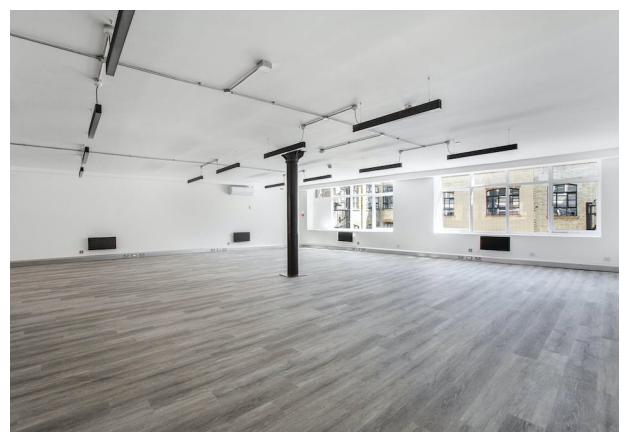
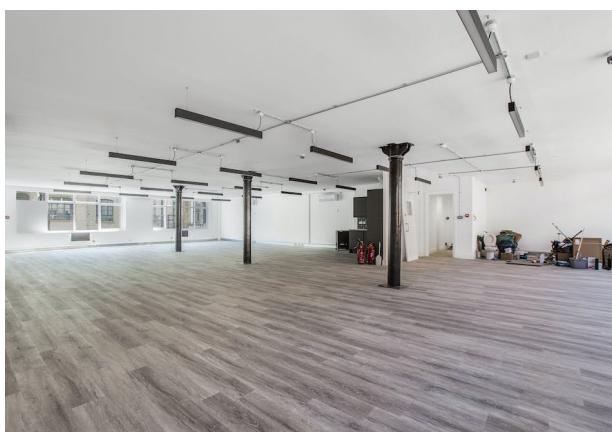
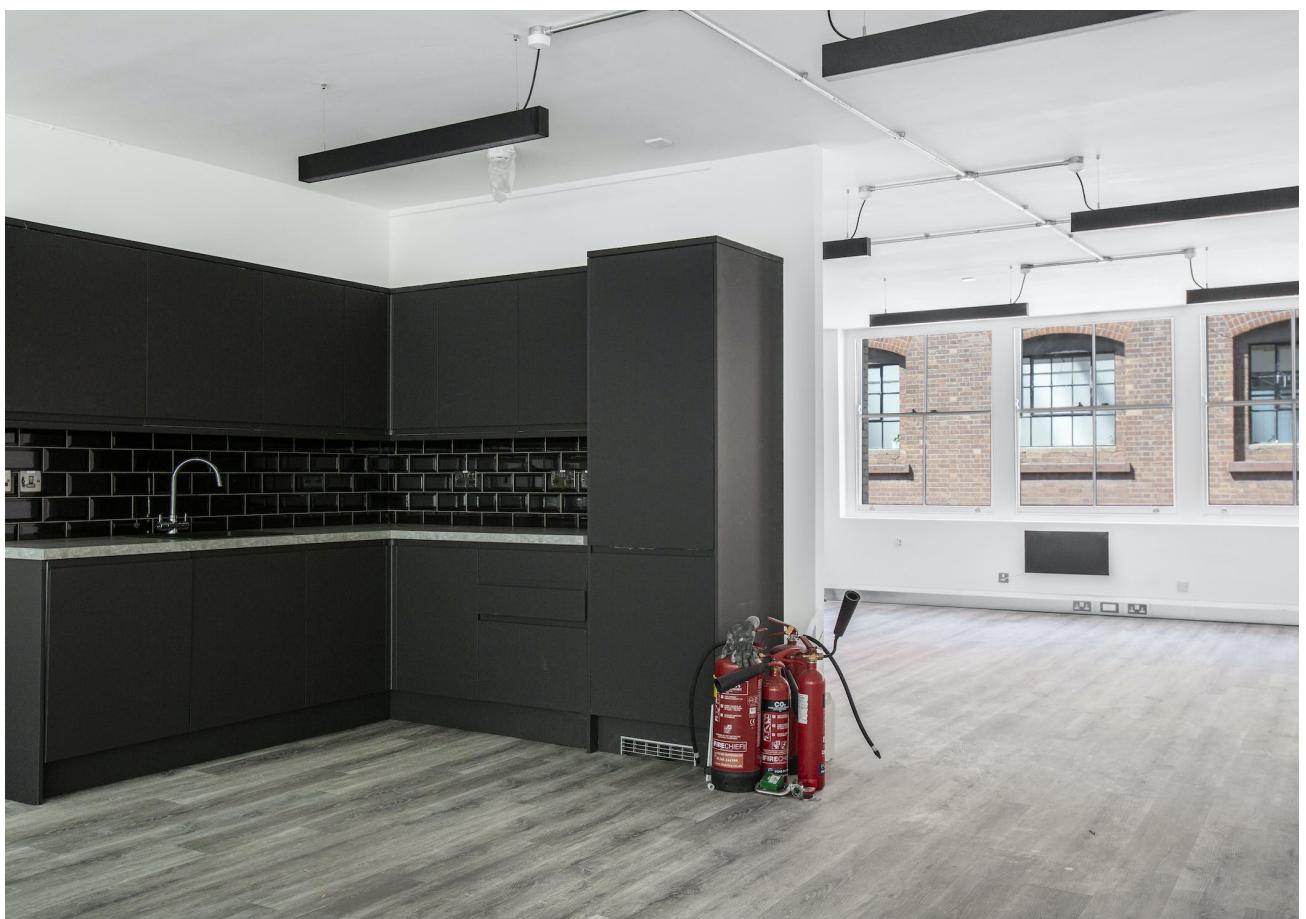
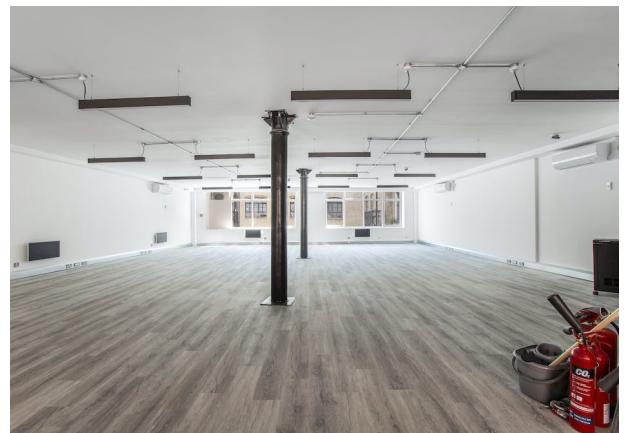
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Approximate Gross Internal Area 2203 sq ft ~ 205 sq m

