

# Compton

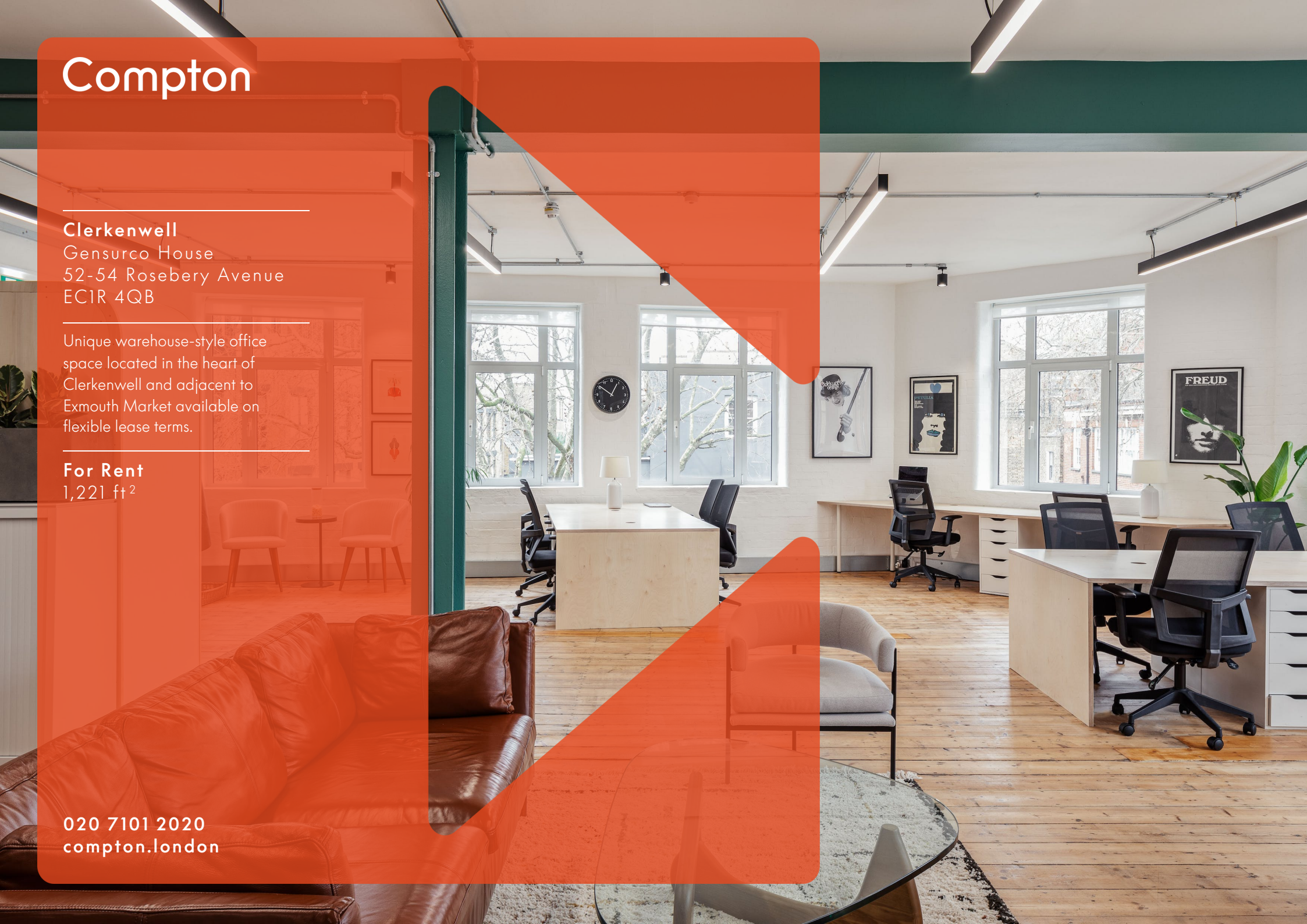
## Clerkenwell

Gensurco House  
52-54 Rosebery Avenue  
EC1R 4QB

Unique warehouse-style office space located in the heart of Clerkenwell and adjacent to Exmouth Market available on flexible lease terms.

**For Rent**  
1,221 ft<sup>2</sup>

020 7101 2020  
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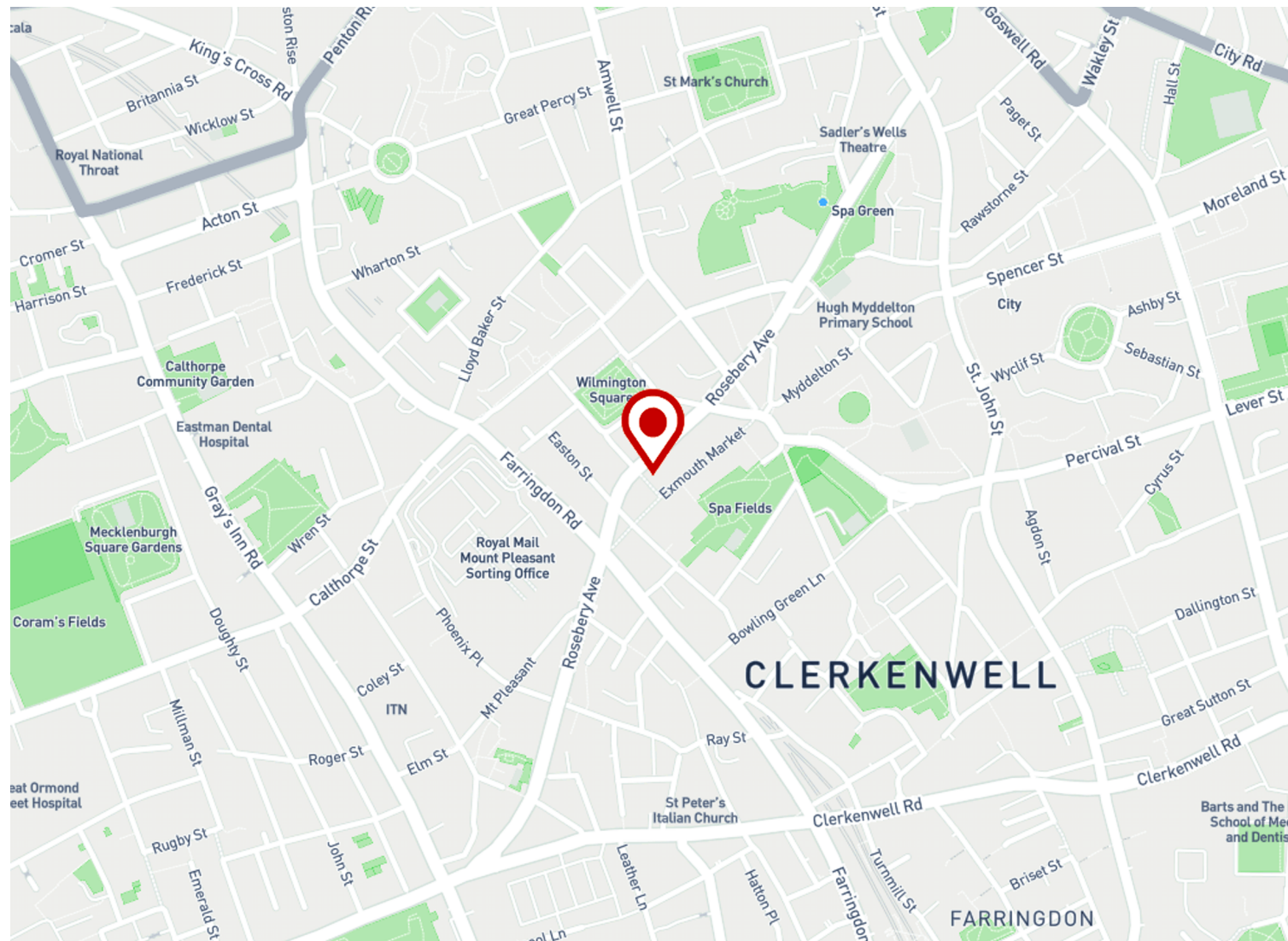
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## Location

Gensurco House is located adjacent to the vibrant Exmouth Market, a buzzing social quarter, with gastro pubs, bars, shops, restaurants and cafés.

It's also within easy walking distance of Islington's more established Upper Street, and the village-style atmosphere of Clerkenwell Green.

Conveniently located for public transport, the property is within easy reach of Farringdon, Angel and King's Cross St Pancras stations, affording both local and national services in all directions.

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2nd Floor, 52-54 Rosebery Avenue

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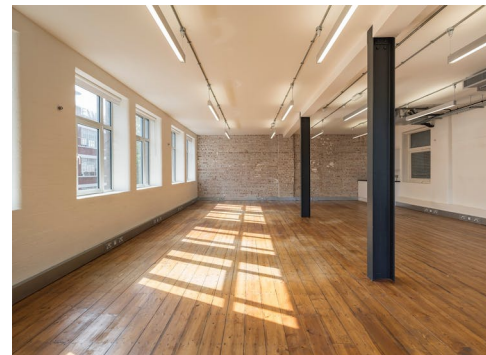
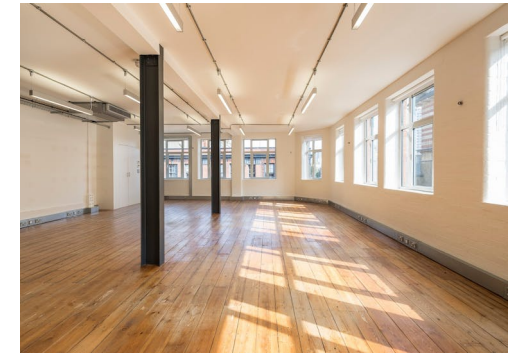
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## Amenities

- Original timber flooring
- Galvanized steel perimeter trunking
- Exposed steel columns
- Modern suspended linear lighting
- Air Conditioning
- Office unit already fitted with kitchenette
- Generous floor to ceiling height
- Communal shower facility
- Superb natural daylight with windows spanning two elevations overlooking Exmouth Market

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## Description

Gensurco House is a characterful warehouse-style property occupying an island site overlooking Exmouth Market.

Internally, the office spaces have been refurbished to provide restored original wood flooring, modern suspended lighting, exposed cast-iron columns, air-conditioning and exposed brickwork throughout.

The premises boasts a generous floor to ceiling height with superb natural daylight from windows that span two elevations

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## Content

View in Virtual Reality



Watch the film



View on Website



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## Viewings

Please arrange viewings via Compton on 020 7101 2020 or our joint agents Gale Priggen on 020 7404 5043

## Terms

New full repairing and insuring lease available for a term by arrangement direct from the landlord.

## Developer

Ilchester Estate

## VAT

The property is elected for VAT

## Local Authority

The London Borough of Islington



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## Floor Areas & Outgoings

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
1st - 52-54 Rosebery Avenue	1,221	£45 per sq ft Guiding	£19 /sq ft	£4.73 /sq ft	£6,993.28	£83,919.33	Under Offer

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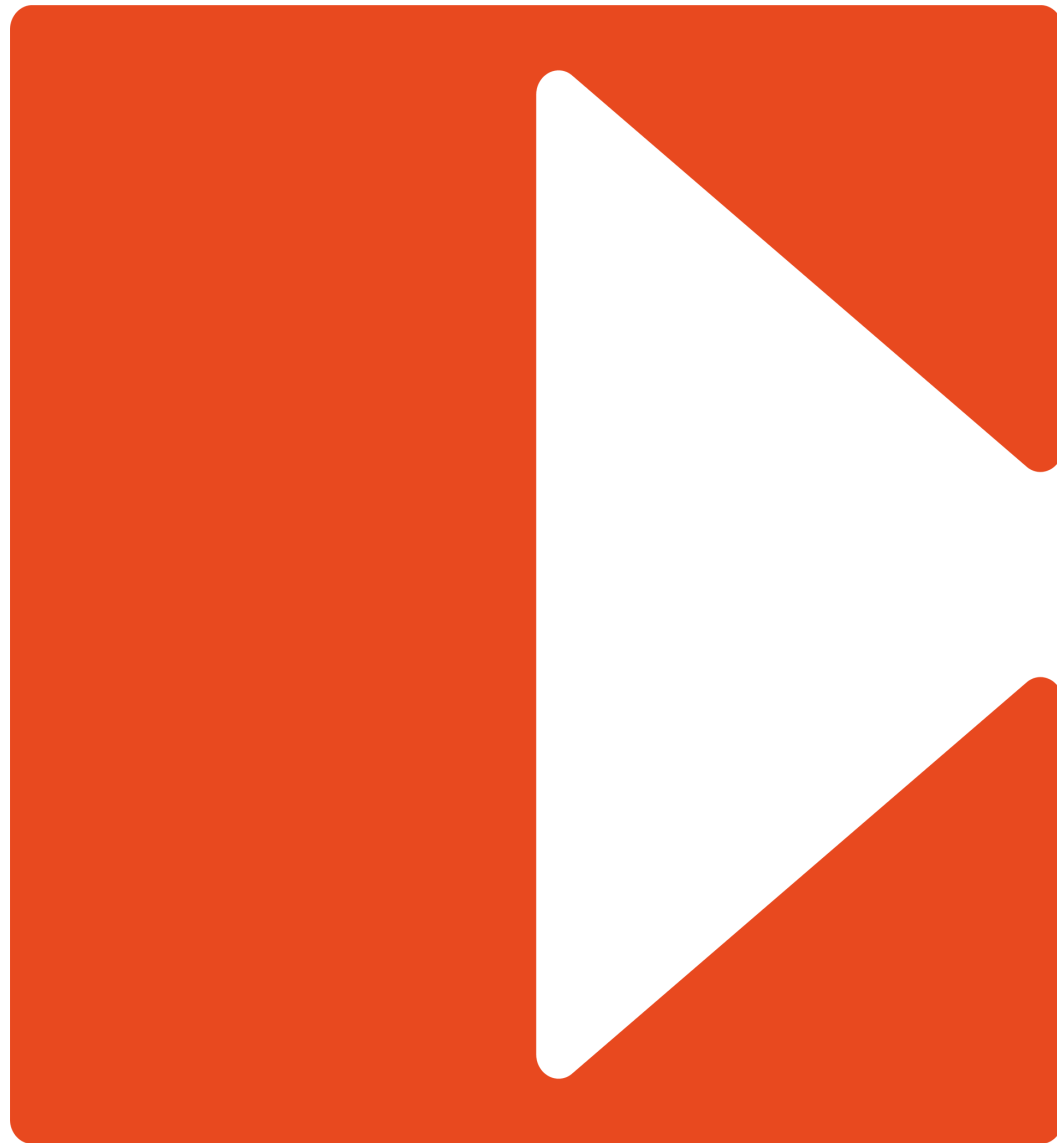
## Contact Us

All appointments to view must  
be arranged via sole agents,  
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