



34 Margery Street
Clerkenwell, WC1X 0JJ

Vacant Ground Floor Office Space to Let in Clerkenwell

5,095 sq ft
(473.34 sq m)

- 5,095 Sq. Ft.
- Open Plan & Cellular Office Rooms
- Reception Area
- Meeting Rooms
- New Lease Available
- Available Immediately

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Summary

Available Size	5,095 sq ft
Rent	£52.50 per sq ft
Rates Payable	£98,304 per annum
Rateable Value	£192,000
Service Charge	£1.60 per sq ft
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Description

A ground floor office space situated within a mixed use building in, Clerkenwell. It offers an open plan and cellular layout with kitchen, WC's, shower, breakout area, and meeting rooms. Benefits include, air conditioning, designated reception area, 3 phase power, and raised flooring.

Location

The office is located on Margery Street, Clerkenwell, which is situated just a stone's throw away from Exmouth Market, which boasts a wide range of independent shops, cafes, and restaurants. It is also within short distance of several other popular areas, including Farringdon, Angel, and Shoreditch. Margery Street is well-connected to the rest of the city, with several nearby tube stations, including Farringdon and Angel, providing easy access to central London and beyond. There are also numerous bus routes and bike lanes in the area, making it easy to get around by public transport or on foot.

Accommodation

The accommodation comprises the following areas:

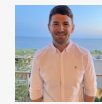
Name	sq ft	sq m	Rent	Rates Payable	Service Charge	Total month	Total year	EPC
Ground	5,095	473.34	£52.50 per sq ft	£19.29 /sq ft	£1.60 /sq ft	£31,160.17	£373,922.05	C (64)
Total	5,095	473.34				£31,160.17	£373,922.05	

Terms

The office is available by way of a new FRI lease at an asking rent of £52.50psf. All other terms and conditions by negotiation.



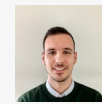
Viewing & Further Information



Jack Lyons

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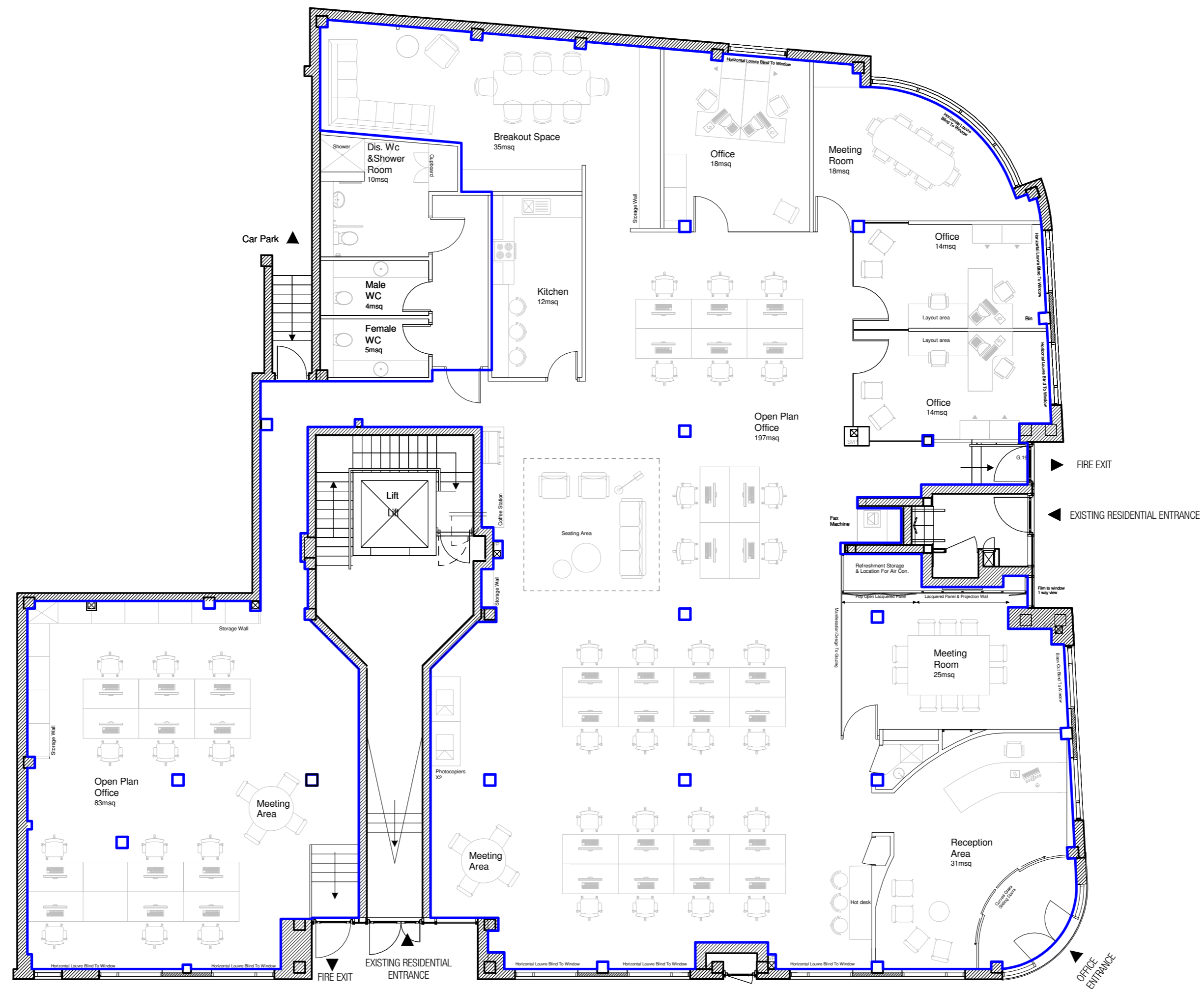
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— TOTAL NIA = 473m² (5,095ft²)