

# Compton

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## Clerkenwell

15-27 Gee Street  
EC1V 3RD

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Refurbished self-contained Office/  
Showroom building arranged over  
Ground, 1st and 2nd floors for lease  
in the heart of Clerkenwell.

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## For Rent

5,427 to 11,064 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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## Location

Set in Clerkenwell's showroom district, Gee Street has amassed a comprehensive collection of showroom and office occupiers making it a perfect unit for either tenant. The immediate surrounds are home to a number of coffee shops and cafés providing an array of amenities.

The space is equidistant between Old Street station and Farringdon Station, providing exceptional access for commuters.

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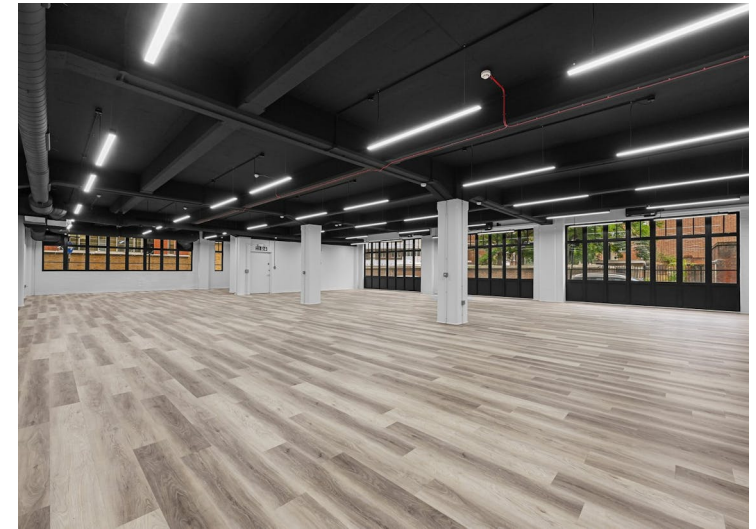
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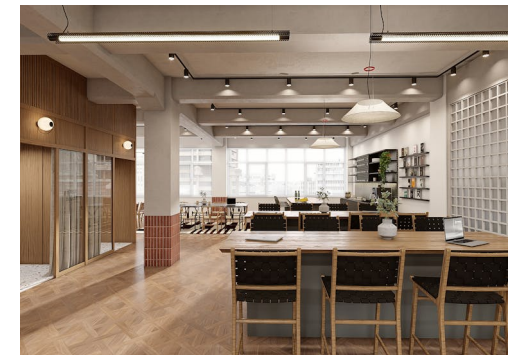
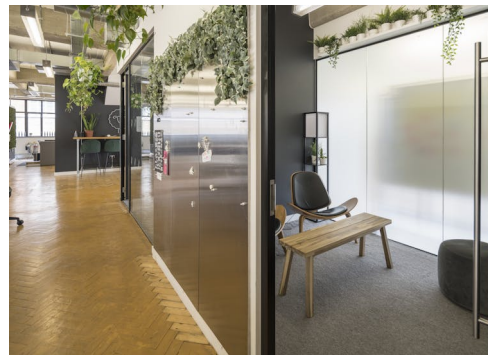
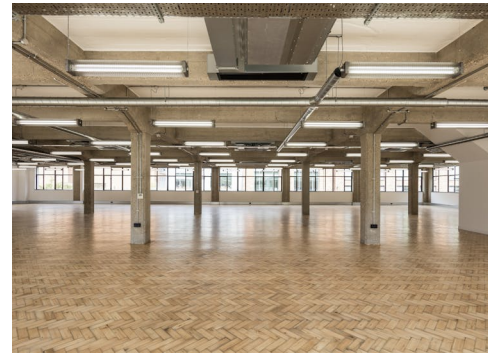
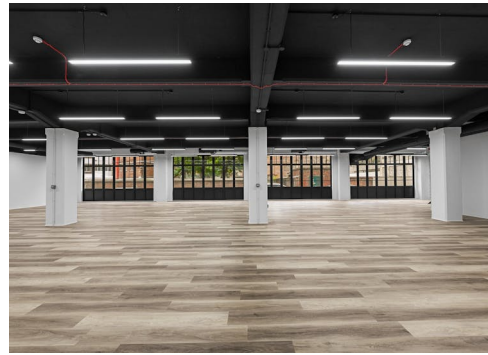
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## Amenities

- Option to lease floors separately or as a self-contained building.
- Perfect for a showroom or office space
- Warehouse-style building
- Comprehensively refurbished throughout
- 2nd floor fitted to include meeting rooms and kitchenette
- Close proximity to Farringdon, Barbican and Old Street Stations
- Double glazed openable windows
- Generous floor to ceiling height
- Daikin VRF system
- Demised WC and shower facilities

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## Description

We have a fantastic ground and 2nd floor showroom/ office space available to lease.

The Ground floor is being comprehensively refurbished to CAT A condition by the Landlord. The 2nd floor is fitted with meeting rooms, a large kitchen/ break out area and benefits from demised showers. Despite being refurbished, the units still retain elements of their warehouse character including exposed services. The spaces also benefit from fantastic ceiling height and an abundance of natural light with windows spanning the perimeter.

The ground floor unit benefits from a self-contained front door and frontage on to Gee Street making it ideal for a showroom occupier and the 2nd floor has its own self-contained door with lift access.

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## Content

Watch the film



View on Website



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## Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord.

## VAT

The property is elected for VAT

## Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

## Local Authority

The London Borough of Islington

## Timing

Available now

## Viewings

Viewings via joint agents:

Compton - 020 7101 2020 or Belcor - 020 7375 3444



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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
2nd	5,637	£62.50	£22	£3.24	£87.74	£41,215.87	£494,590.38	Available
1st	5,427	£62.50	£22	£3.24	£87.74	£39,680.42	£476,164.98	Available
Ground	4,238	£62.50	£17.50	£2.22	£82.22	£29,037.36	£348,448.36	Under Offer
Total	15,302	£62.50	£20.50	£2.90	£85.90	£109,933.65	£1,319,203.72	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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