Clerkenwell 15-27 Gee Street EC1V 3RD

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

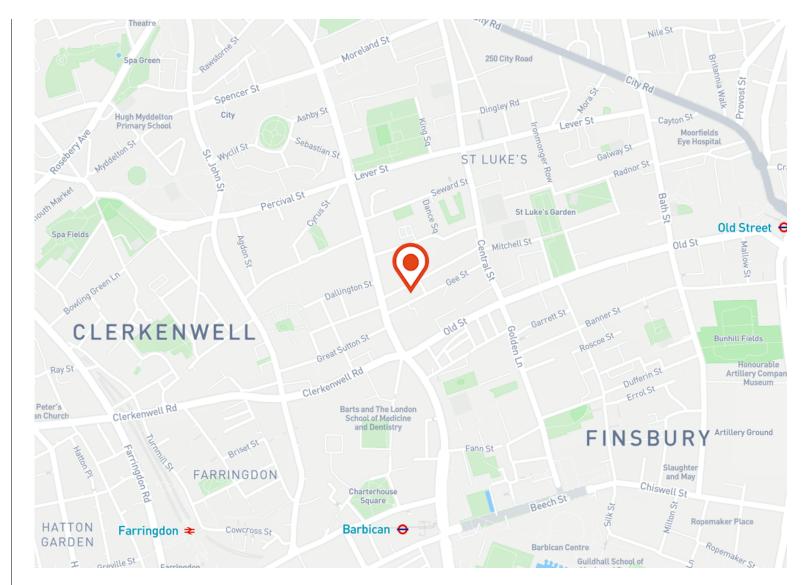
For Rent 5,637 ft²

020 7101 2020 compton.london

Clerkenwell 15-27 Gee Street ECIV 3RD

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

For Rent 5,637 ft²



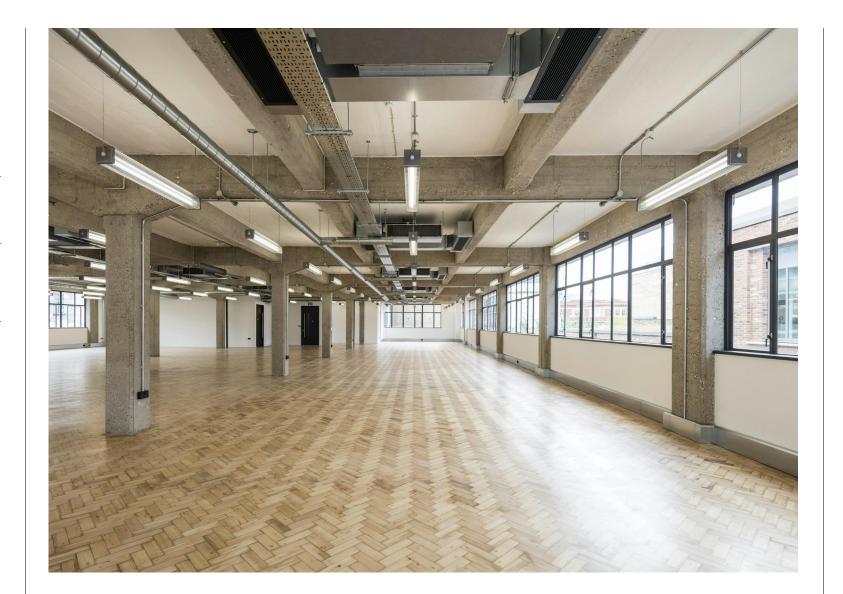
Location

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 it equidistant between Old Street station and Farringdon Station, providing exceptional access for commuters.

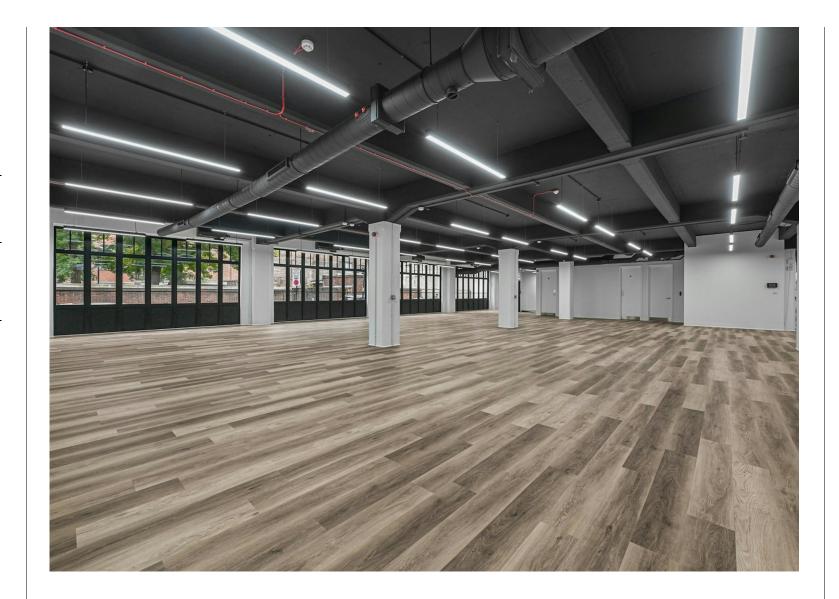
Clerkenwell 15-27 Gee Street ECIV 3RD

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



Clerkenwell 15-27 Gee Street ECIV 3RD

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

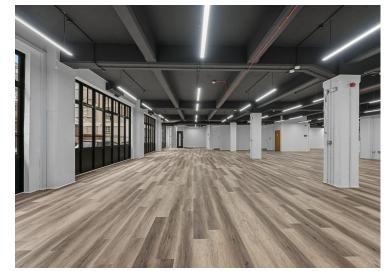


Clerkenwell 15-27 Gee Street ECIV 3RD

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









Clerkenwell 15-27 Gee Street ECIV 3RD

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



















Clerkenwell 15-27 Gee Street ECIV 3RD

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

For Rent 5,637 ft²

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

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.

Clerkenwell 15-27 Gee Street ECIV 3RD

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

For Rent 5,637 ft²

Content

Watch the film

View on Website

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

Clerkenwell 15-27 Gee Street EC1V 3RD

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

For Rent 5,637 ft²

Floor Areas & Outgoings

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
lst	5,427	£62.50	£22	£3.24	£87.74	£39,680.42	£476,164.98	Withdrawn
Ground	4,238	£62.50	£17.50	£2.22	£82.22	£29,037.36	£348,448.36	Let
Total	15,302	£62.50	£20.50	£2.90	£85.90	£109,933.65	£1,319,203.72	

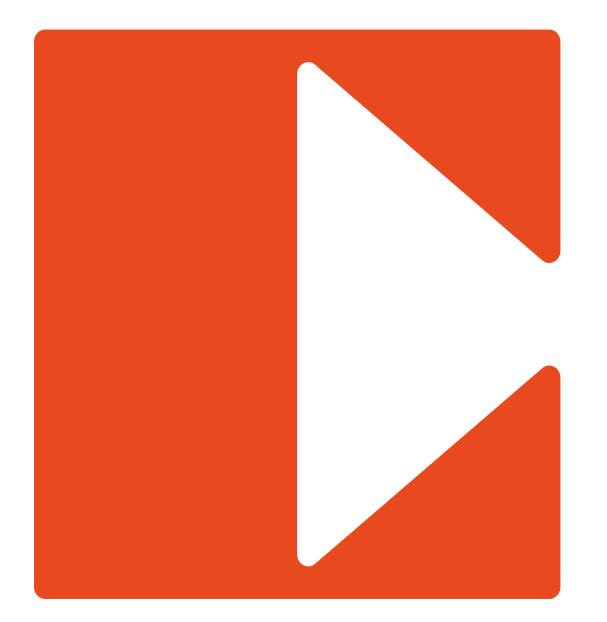
Contact Us

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

Sarah Hill sh@compton.london 07936 338 774

Elliott Stern es@compton.london 07834 918700

Samantha-Jo Roberts sr@compton.london 07704343032



020 7101 2020 compton.london Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, ECIV 4JJ Generated on 12/08/2024