Clerkenwell 12-16 Clerkenwell Road EC1M 5PQ

Fully fitted, plug and play, office available in the heart of Clerkenwell on a sublease until August 2027.

For Rent 5,012 ft²

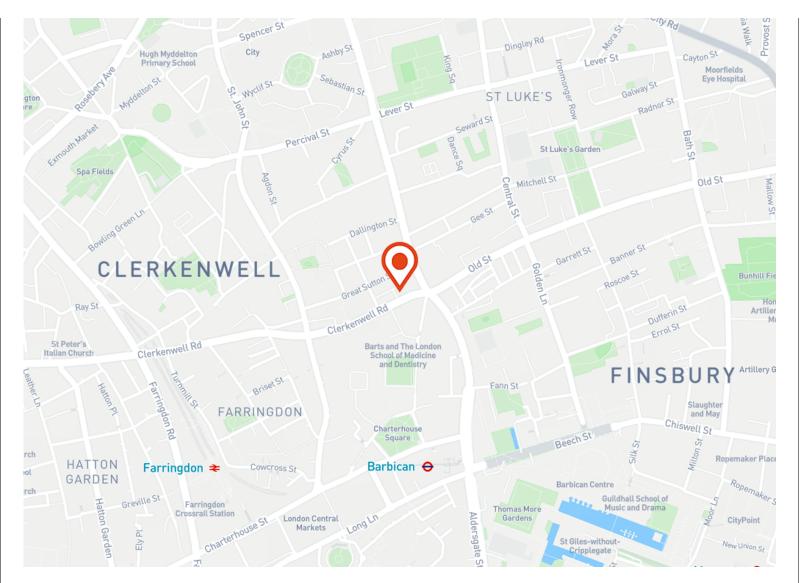
020 7101 2020 compton.london



Clerkenwell 12-16 Clerkenwell Road EC1M 5PQ

Fully fitted, plug and play, office available in the heart of Clerkenwell on a sublease until August 2027.

For Rent 5,012 ft²



Location

Ideally nestled between the West End, the City, King's Cross and Old Street, Clerkenwell has for centuries been one of London's most vital and creative neighbourhoods. It has been the place for coffee shop intrigue and manufacturing innovation, craftsmanship and carousing, radical ideas and groundbreaking architecture.

Clerkenwell 12-16 Clerkenwell Road ECIM 5PQ

Fully fitted, plug and play, office available in the heart of Clerkenwell on a sublease until August 2027.

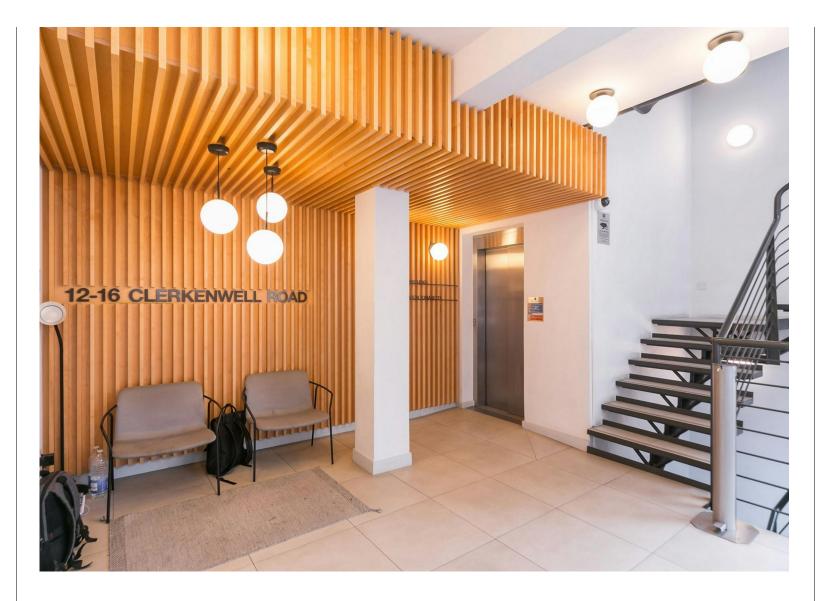
For Rent 5,012 ft²



Clerkenwell 12-16 Clerkenwell Road ECIM 5PQ

Fully fitted, plug and play, office available in the heart of Clerkenwell on a sublease until August 2027.

For Rent 5,012 ft²



Clerkenwell 12-16 Clerkenwell Road ECIM 5PQ

Fully fitted, plug and play, office available in the heart of Clerkenwell on a sublease until August 2027.

For Rent 5,012 ft2









Clerkenwell 12-16 Clerkenwell Road ECIM 5PQ

Fully fitted, plug and play, office available in the heart of Clerkenwell on a sublease until August 2027.

For Rent 5,012 ft²



















Clerkenwell 12-16 Clerkenwell Road EC1M 5PQ

Fully fitted, plug and play, office available in the heart of Clerkenwell on a sublease until August 2027.

For Rent 5,012 ft2

Amenities

- Fully Fitted CAT A+
- Available on a sublease direct from the tenants
- Plug and Play- ready to move in straightaway
- **-** 56 fixed desks
- Kitchenette and breakout area
- **–** 4 internal meeting rooms
- **–** 2 phone booths
- Demised WC's & Showers
- Air conditioning installed

Description

The 1st Floor at 12-16 Clerkenwell Road is being offered in a fully fitted condition, with 56 desks in situ, 4 meeting rooms and 2 phone/call booths. The space also boasts a fully fitted kitchen, breakout area and demised WCs and showers. In excellent condition, this unit is the ideal space for a tenant to move straight into with little amendments needed.

The unit is available on a sublease until August 2027.

Clerkenwell

12-16 Clerkenwell Road ECIM 5PQ

Fully fitted, plug and play, office available in the heart of Clerkenwell on a sublease until August 2027.

For Rent 5,012 ft²

Content

Watch the film



View on Website



Clerkenwell 12-16 Clerkenwell Road EC1M 5PQ

Fully fitted, plug and play, office available in the heart of Clerkenwell on a sublease until August 2027.

For Rent 5,012 ft²

Floor Areas & Outgoings

The accommodation comprises the following areas:

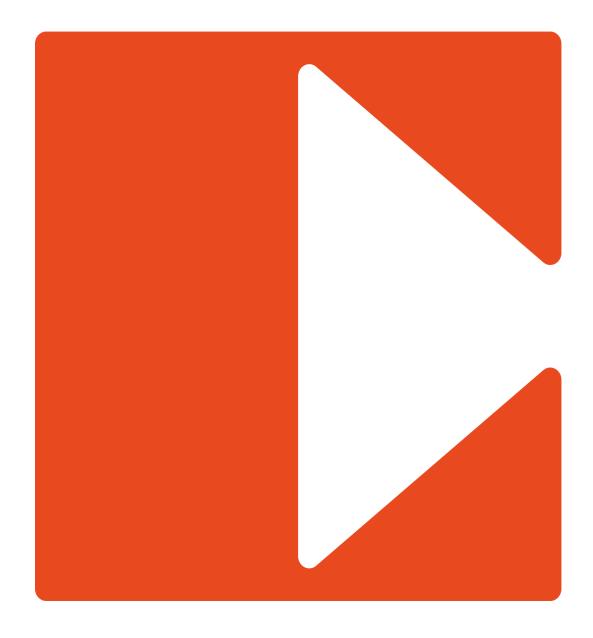
Name	sq ft	Rent (sq f		Service) Charge (sq ft)	Total /sq) ft	Total month	Total year	Availability
lst	5,012	£59.50	£23.23	£8.30	£91.03	£38,020.20	£456,242.36	Available

Contact Us

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

Andy Gilbert ag@compton.london 07833993714

Samantha-Jo Roberts sr@compton.london 07704343032



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 11/06/2024