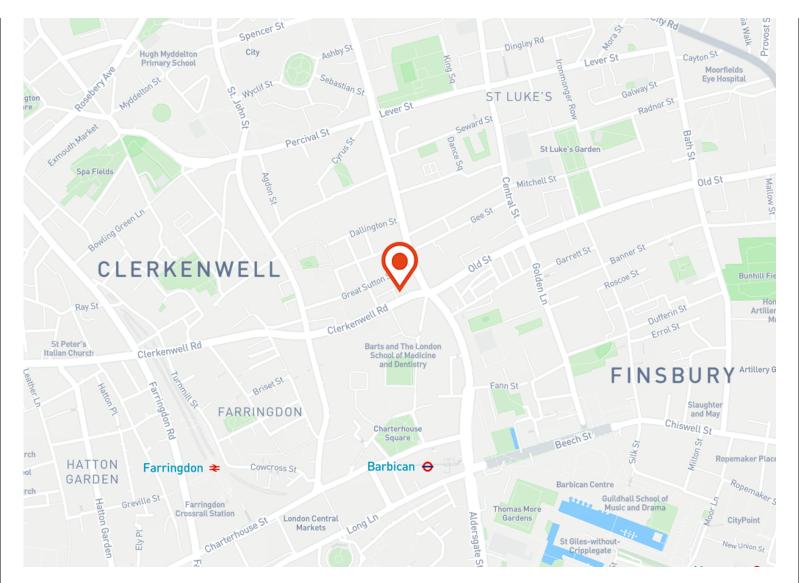
# Compton Clerkenwell 12-16 Clerkenwell Road ECIM 5PQ Fully fitted, plug and play, office available in the heart of Clerkenwell on a sublease until August 2027. For Rent 5,012 ft<sup>2</sup> 020 7101 2020 compton.london

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 ft<sup>2</sup>



#### 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.

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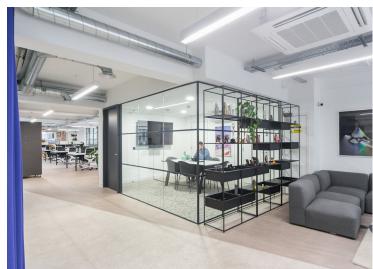
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#### **Amenities**

- 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

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#### Content

Watch the film



View on Website



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#### Floor Areas & Outgoings

The accommodation comprises the following areas:

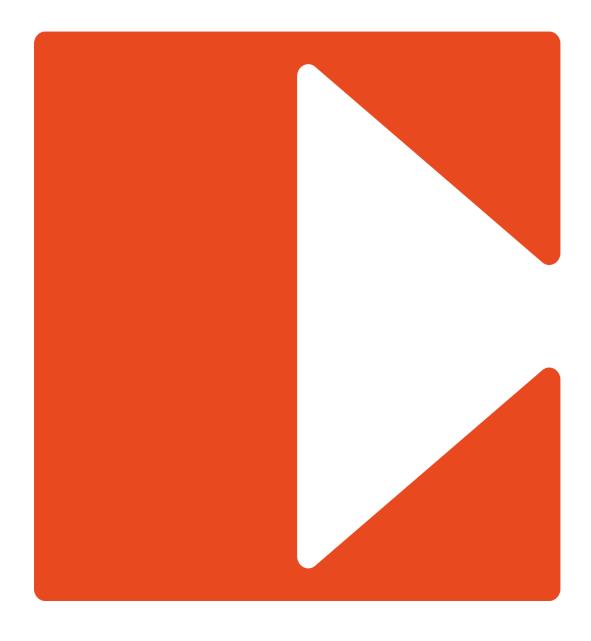
| Name | sq ft | Rent (sq f |        | Service<br>) Charge (sq ft) | Total /sq<br>) ft | Total month | Total year  | Availability |
|------|-------|------------|--------|-----------------------------|-------------------|-------------|-------------|--------------|
| lst  | 5,012 | £59.50     | £23.23 | £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



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