



**STIRLING  
ACKROYD**

## **TO LET**

**Fourth Floor, 15  
Northburgh Street,  
London, EC1V 0JR**

**2,266 sq ft**

**Fourth floor Clerkenwell  
office currently used for  
training and conferences**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



---

## Description

Located on the fourth floor within a converted Clerkenwell warehouse, the space benefits from excellent ceiling height with large front and rear glazing allowing good natural light throughout.

The premises have recently been refurbished and is currently configured as part office and part conference/training facility with modern room divider, client facing space, kitchen, several smart glazed meeting rooms and benefiting from lift access.

The landlord has indicated they would be open to discussing an alternative fit out to provide a more open plan layout.

---

## Location

The property is located on the south side of Northburgh Street which runs parallel to Great Sutton Street.

This area of Clerkenwell is a focal point for showroom occupiers, as well as being a bustling hub for creativity, technology and media tenants.

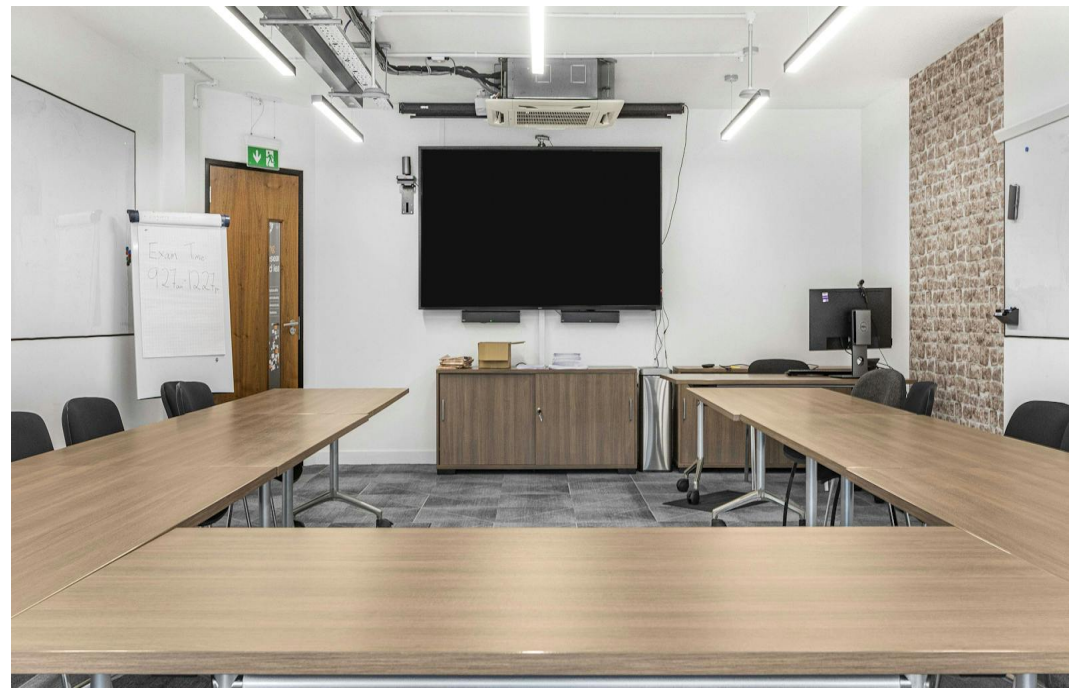
Clerkenwell and Farringdon also have an extensive array of cafe's, restaurants and bars, and with the newly opened Elizabeth Line, the area has firmly established itself as one of the main commuter destinations in London.

---

## Key points

- Internal space - 2,266 square feet
- Potential for open plan space
- Currently configured as conference/training rooms plus bespoke meeting rooms, client facing space and reception/desk area
- Would suit similar uses to benefit from fit out
- Good ceiling height and dual aspect windows providing excellent natural light
- DDA compliant
- Air conditioning
- LED lighting and carpeted flooring





---

## Rents, Rates & Charges

Lease	New Lease
Rent	£39.50 per sq ft
Rates	£17.40 per sq ft
Service Charge	£7.50 per sq ft
VAT	Applicable
EPC	C (71)

---

## Viewing & Further Information



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com



**Joe Harris**  
020 3967 0103  
07809091305  
jharris@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
07947728313  
hmann@stirlingackroyd.com

---

## Joint Agents

Ellis Brown (Joint Agent)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 12/01/2024