



**STIRLING  
ACKROYD**

## **TO LET**

**Fourth Floor, 15  
Northburgh Street,  
London, EC1V OJR**

**2,266 sq ft**

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



**VIDEO TOUR**

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



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## 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.

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## 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.

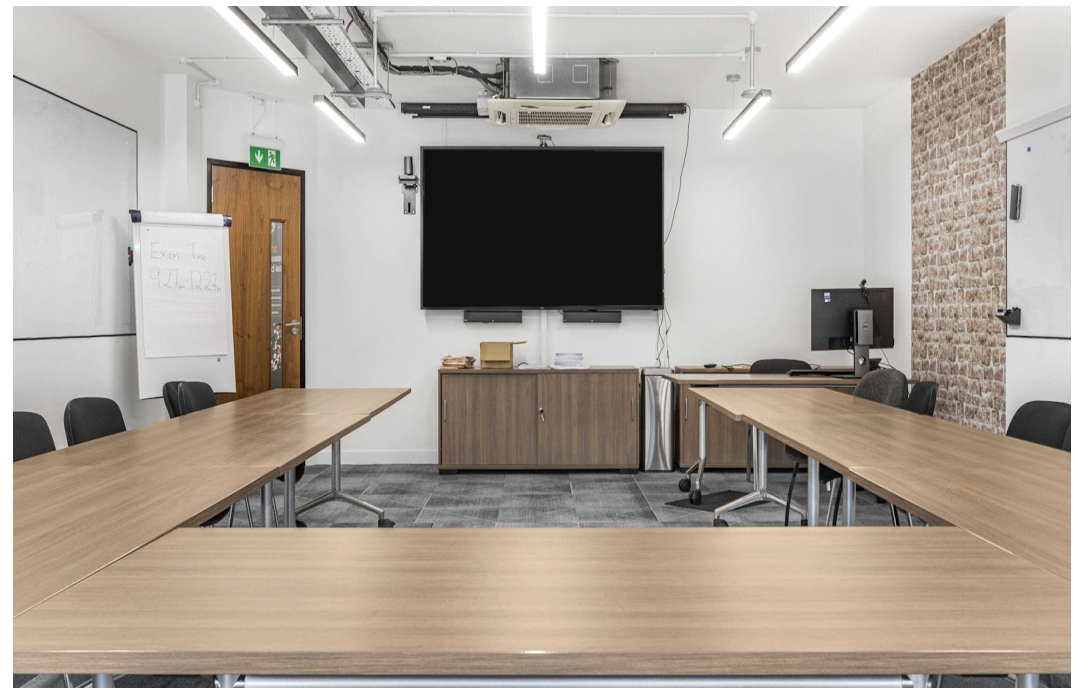
Clerkenwell and Farringdon also have an extensive array of cafe's, restaurants and bars, and with the newly opened Elizabeth Line, the area has firmly established itself as one of the main commuter destinations in London.

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## 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





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## 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)

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## Viewing & Further Information



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## Joint Agents

Ellis Brown (Joint Agent)

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