

# Third Floor, 33 Great Sutton Street, Clerkenwell, London, EC1V 0DX

## TO LET

Office

1,846 sq ft / 171.5 sq m

£59.50 per sq ft Quoting



# Characterful Office In Prime Clerkenwell



- Furnished
- Air Conditioning
- Demised Kitchen
- New Passenger Lift
- Original Wood Flooring
- Perimeter Trunking
- Triple Aspect
- Excellent Natural Light





## Description

The available accommodation is arranged on the third floor of a characterful converted warehouse. The unit benefits from an efficient floor plate and natural light in abundance due to having full height windows on 3 elevations.

## Location

The property is situated on the north side of Great Sutton Street, moments from Clerkenwell Road (A5201) The property is well accessed by public transport with Farringdon and Barbican Underground stations (Hammersmith & City, Circle and Metropolitan Line) less than 7 minutes walk to the south. The recent Farringdon Crossrail and Thameslink Station have further enhanced the connectivity of the area, allowing for access routes across London.



## Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Tenure	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
3rd	Office	1,846	171.50	To Let	£59.50	£19.07	£8.20	Available

### Tenure

New Lease

Quoting

### EPC

B

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

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