

12-16 Clerkenwell Road, Clerkenwell, London, EC1M 5PQ

TO LET

Office

5,012 sq ft / 465.63 sq m

Fully Fitted First Floor Office Space In The Heart Of London's Creative EC1 District



- Fully fitted and furnished
- 56 fixed desks
- 4 internal meeting rooms
- Fully fitted kitchen and breakout area
- CAT 6 cabling
- 2 x 4 person booths and 2 x telephone booths
- Collaborative zones and touchdown areas
- Available by way of a sub-lease or assignment for a term expiring 15th August 2027

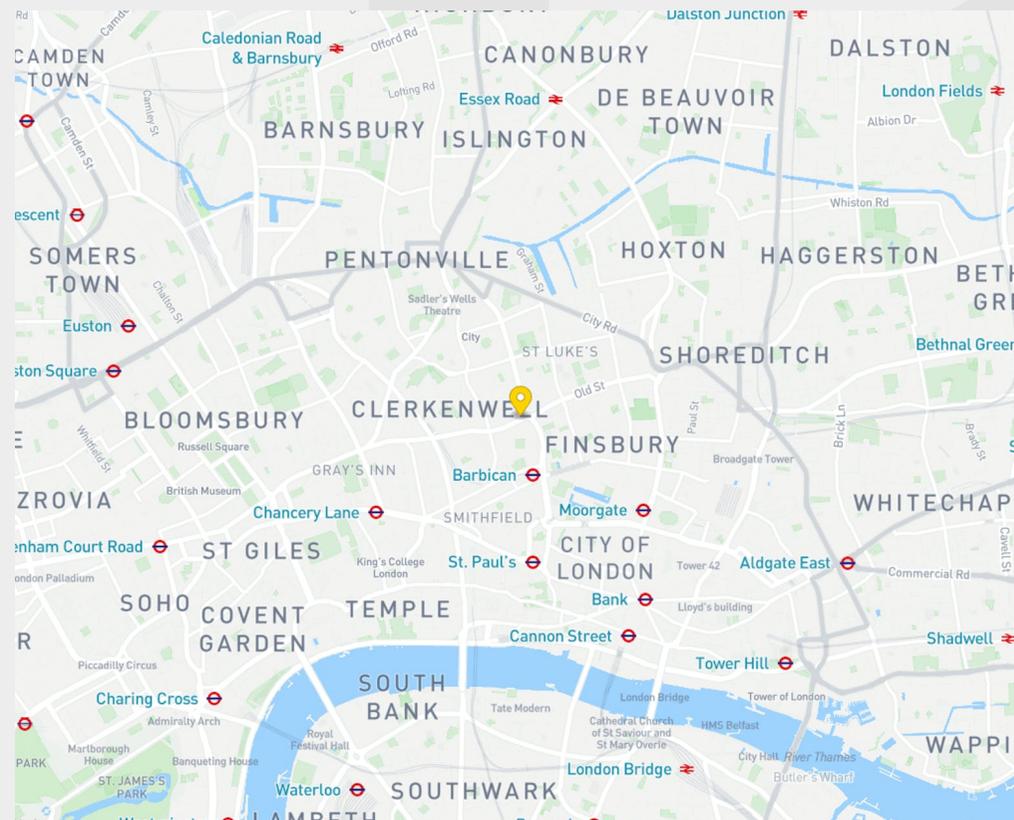


Description

This first floor office space is new refurbished to a CAT A Plus specification, being fully fitted and furnished with 56 fixed desks and 4 internal meeting rooms. Tenants also benefit from 2 telephone booths and 2 x 4 person booths, as well as a fully fitted kitchen and breakout area and demised WCs and showers. Available by way of a sub-lease or assignment for a term expiring 15th August 2027.

Location

The property is easily accessible with Farringdon (Circle, Hammersmith & City and Metropolitan), Barbican (Circle, Hammersmith & City and Metropolitan) and Old Street (Northern line) stations all within a 10-minute walk.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st	5,012	465.6	£59.50	£23.23	£8.30	Available

Tenure

New Lease

EPC

B

VAT

Upon enquiry

Configuration

Fitted

Contacts

Jon Cuthbert

07817 657079

jon.cuthbert@strettons.co.uk

Tom Schwier

07583037559

tom.schwier@strettons.co.uk



Further Information

[View on Website](#)

[Floor Plans](#)

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