

# 53 Rawstorne Street, Clerkenwell, London, EC1V 7NQ

## **TO LET**

**Healthcare / Office / Retail /  
Showroom**

**1,786 sq ft / 165.9 sq m**

**£47,500 per annum**

# An architect designed self-contained office/showroom opportunity to let within a short walk of Angel Station



- Generous rent free package available
- Beautiful character building
- Self contained off-street entrance & ground floor branding opportunity
- Timber flooring and perimeter desking (to part)
- Good floor to ceiling heights
- Centrally heated / air conditioned
- Fitted Kitchenette, WCs and shower facilities
- Fantastic levels of daylight
- Designated meeting spaces

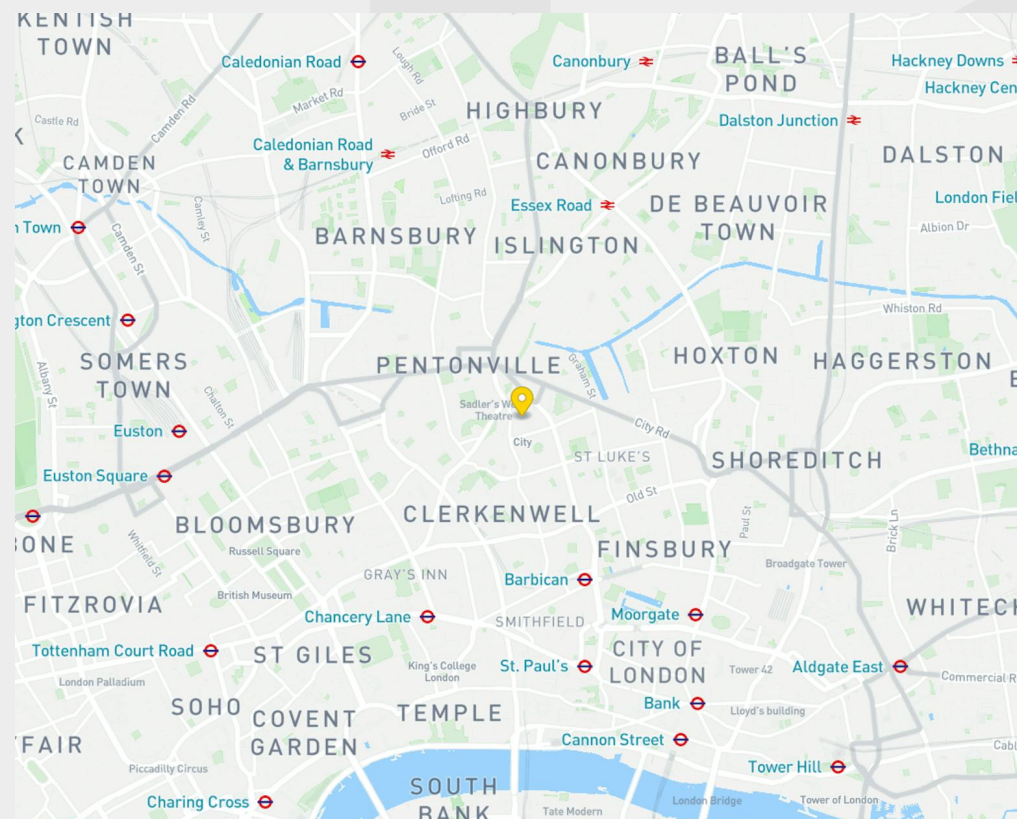


## Description

A corner positioned self-contained office/showroom in a beautiful period building with accommodation arranged over ground, lower ground and mezzanine levels located between Angel and Clerkenwell. The property would be well suited for a wide array of occupiers including office, creative studio, showroom or medical users.

## Location

The property is well located for public transport with Angel Station (Northern line) located within a 6-minute walk from the property and Farringdon Station (Elizabeth Line, Thameslink, Circle, Hammersmith & City and Metropolitan lines) being a 15 minute walk to the south. The area is supported by a wide range of retail and leisure amenities, with a vast array of coffee shops, restaurants and bars being close by.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
1st	197	18.30	-	On Application	On Application	Available
Ground	788	73.21	-	On Application	On Application	Available
Lower Ground	801	74.42	-	On Application	On Application	Available
Unit - Total	1,786	165.92	£47,500 /annum	£5,632 /annum	On Application	Available

### Tenure

New Lease

### EPC

D

### VAT

Upon enquiry

### Configuration

Not Fitted

### Contacts

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#### Further Information

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