



AVAILABLE TO LET

# 17a Clerkenwell Green

17A Clerkenwell Green, London EC1R 0DP



Office for rent, 1,300 sq ft, £65,000 per annum

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/41721-17a-clerkenwell-green-17a-clerkenwell-green>

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## VR TOUR AVAILABLE ON MICROSITE

Hidden behind a terrace of commercial buildings, 17a Clerkenwell Green is a charming three storey former industrial building benefiting from a substantial private courtyard.

The current occupiers have recently renovated the floors and wc facilities, and created excellent use of all the space, the top floor benefits from a stunning timber pitched roof and the property provides a quiet oasis in the heart of Clerkenwell Green which boasts a number of restaurants, pubs, cafes and coffee shops.

Just a few minutes walk from Farringdon Station providing quick and easy access to the City, West and East End as will the new Crossrail links.

### Highlights

- Private Courtyard
- Self contained office
- Good decorative order
- Pitched roof
- Quiet location
- Tenant to pay towards; British Gas Care Plan: approx £224.28 and Contribution towards Direct Line Building Insurance: approx £730.07

### Property details

<b>Rent</b>	£65,000 per annum
<b>Est. rates payable</b>	£11.56 psf £15,026 per annum
<b>Building type</b>	Office
<b>Planning class</b>	B1
<b>Size</b>	1,300 Sq ft
<b>VAT charges</b>	no VAT

Unit	Size sq ft	Rent psf	Rates psf	Total pa
Ground	410	£50.00	£11.56	£25,239.60
First	412	£50.00	£11.56	£25,362.72
Second	478	£50.00	£11.56	£29,425.68
<b>Total</b>	<b>1,300</b>			<b>£80,028.00</b>

### More information

[Visit microsite](#)

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### Contact us

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