

TO LET

SELF-CONTAINED GROUND FLOOR OFFICE

144 Central Street, Clerkenwell, London EC1V 8AX

NIA: 3,432 FT² (318.84 M²)



*prior to previous tenant's occupation

144 CENTRAL STREET

LONDON EC1V 8AX



The building is located on the northern end of Central Street close to the junction with City Road.

Barbican, Angel and Old Street underground stations are both within walking distance and numerous bus routes pass along City Road offering easy public transport connections to all parts of London. There is also Santander bike dock only 100m away.

The many attractions of this vibrant area are easily accessible and offer close proximity to restaurants, wine bars and shopping. The Barbican Centre is within approximately seven minutes walk.

Description

A self-contained office located on the ground floor of a mixed-use building and provides an open plan creative space.

The office benefits from excellent natural light with windows on two elevations, fully accessible raised flooring, modern lighting, air-conditioning, fitted kitchenette. The demise also boasts excellent floor to ceiling heights, exposed services and demised W/C's.

Amenities

- Air Conditioning
- Raised floors
- Front entrance
- Rear entrance
- Secure roller shutters
- 3.19m floor to ceiling height
- 4 demised WCs
- Disabled WC
- Cabling in-situ

Accommodation

	ft ²	m ²
Ground Floor Net Internal Area	3,432	318.84

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease

A new lease is available direct from the landlord on terms to be agreed.

Rent

£135,564 per annum exclusive plus VAT
£39.50 per ft²

Service Charge

TBC

Business Rates

TBC

EPC

Band C

Legal Costs

Each party to bear their own costs legal costs

Viewing

By appointment with joint agents
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