

To Let

Northburgh House, 10, Northburgh Street, London, EC1V 0AY

635 to 13,650 sq ft

- Iconic Clerkenwell Warehouse
- Large industrial style windows and great natural light
- High ceilings, character features and exposed brickwork
- Cycle parking and showers
- Large manned reception and break out areas



Location

Located on Northburgh Street, the property is tucked away behind the cross junction of Goswell Road and Clerkenwell Road, within the bustling Clerkenwell neighbourhood. It benefits from the fantastic array of local amenities, including independent coffee shops, traditional British pubs and celebrated restaurants. The area is a popular choice for tech start-ups, HQ bases and creative companies and benefits from good local transport links with Farringdon (9 mins walk), Barbican (10 mins walk) and Old Street (12 mins walk) in close proximity. Connectivity will be further improved by the arrival of Crossrail.

Specification

Built in the 1890s, the building is a former warehouse originally occupied by William Cubitt & Co operating as a paper-bag manufacturing site. Its previous uses include a button factory, a printers, and a store for the Post Office. In-keeping with the buildings rich heritage, the available spaces have undergone a comprehensive refurbishment and the floors have been stripped back to reveal the buildings natural character including original frame work, brick walls and timber floors. In addition a new air-conditioning system and lighting have been installed. The building benefits from a large ground floor reception with communal seating, bicycle storage for all tenants, as well as showers and wheelchair access.

Term

The X2 Ground floor units and the 2nd floor are available, and can be taken either separately or together. New leases available on flexible terms direct from the landlord.

Viewings

Viewings strictly by appointment with joint agents JLL London Unlimited and Richard Susskind.

Accommodation

Floor / Unit	Size	Rent	Business Rates	Service Charge	Availability
Ground	635 sq ft	£39,000 per annum	£18 per sq ft	£6 per sq ft	Under offer
Ground	4,815 sq ft	£62.50 per sq ft	£18 per sq ft	£6 per sq ft	Under offer
2nd	8,200 sq ft	£65 per sq ft	£18 per sq ft	£6 per sq ft	Available

EPC

This property has been graded as 95(D).

Rent

Guiding £62.50 per sq ft

Business Rates

Rates Payable (2019/2020): £18 per sq ft

Service Charge

£6 per sq ft



Contacts

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