

**Tel: 020 7336 1313**

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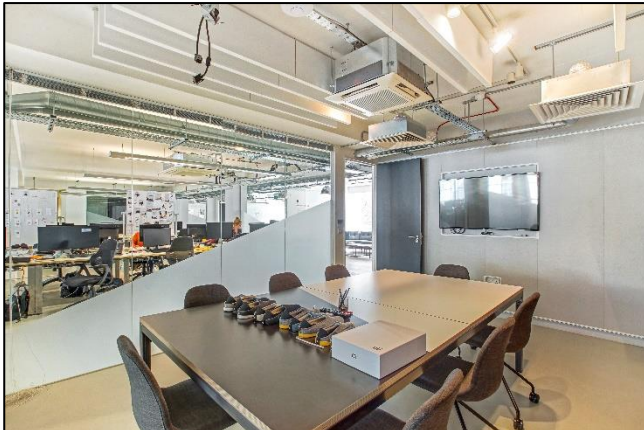
Commercial Office Space

4,470 sq. ft. / 415 sq. m.

**Fully fitted turnkey office in Clerkenwell – Parking available**

# TO LET

**63 Gee Street, Clerkenwell, London, EC1V 3RS**



## LOCATION

63 Gee Street is centrally located in the area between Clerkenwell and Old Street Roundabout. The immediate surrounds benefit from a variety of restaurants, independent coffee shops and bars which have created a superb working and lifestyle environment. Transport links are excellent with Old Street, Barbican, Farringdon, St Pauls and Angel within walking distance. The Elizabeth line through Farringdon opens in 2021.

## TRANSPORT

Farringdon (Metropolitan, Hammersmith & City, Circle Lines and Thameslink)

Barbican (Metropolitan, Hammersmith & City and Circle Line)

Old Street (Northern Line and First Capital Connect)

Angel (Northern Line)

**21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

Located on the second floor of this Clerkenwell office building, the accommodation benefits excellent levels natural light, suspended lighting, air conditioning and a fitted kitchenette.

This contemporary office building benefits from an original Terrazzo lined entrance, car parking and bike storage.

The suite has been fully fitted out, to provide an impressive turnkey office solution

## AMENITIES

- Fully fitted contemporary offices
- Air conditioning
- Excellent natural light
- Meeting rooms
- Open plan office area
- Fully fitted kitchenette
- Fibre connected
- Bicycle storage
- Car parking
- Original Terrazzo lined entrance
- Industrial style passenger lift & goods lift

## APPROXIMATE FLOOR AREAS

Second floor 4,470 sq. ft. 415 sq. m.

## LEASE

Assignment of the existing lease expiring February 2022.

Alternatively a new longer lease is available if required.

## RENT

£47 per sq. ft.

£210,090 per annum exclusive

## SERVICE CHARGE

£12,529 per annum

£3 per sq. ft.

## RATES

We understand that the rates payable for 2021/22 equate to £90,808 per annum.

Interested parties must contact The London Borough of Islington to satisfy themselves to the accuracy of these figures.

## TOTAL OCCUPANCY COSTS

£26,118 per calendar month

## PLEASE CONTACT

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