

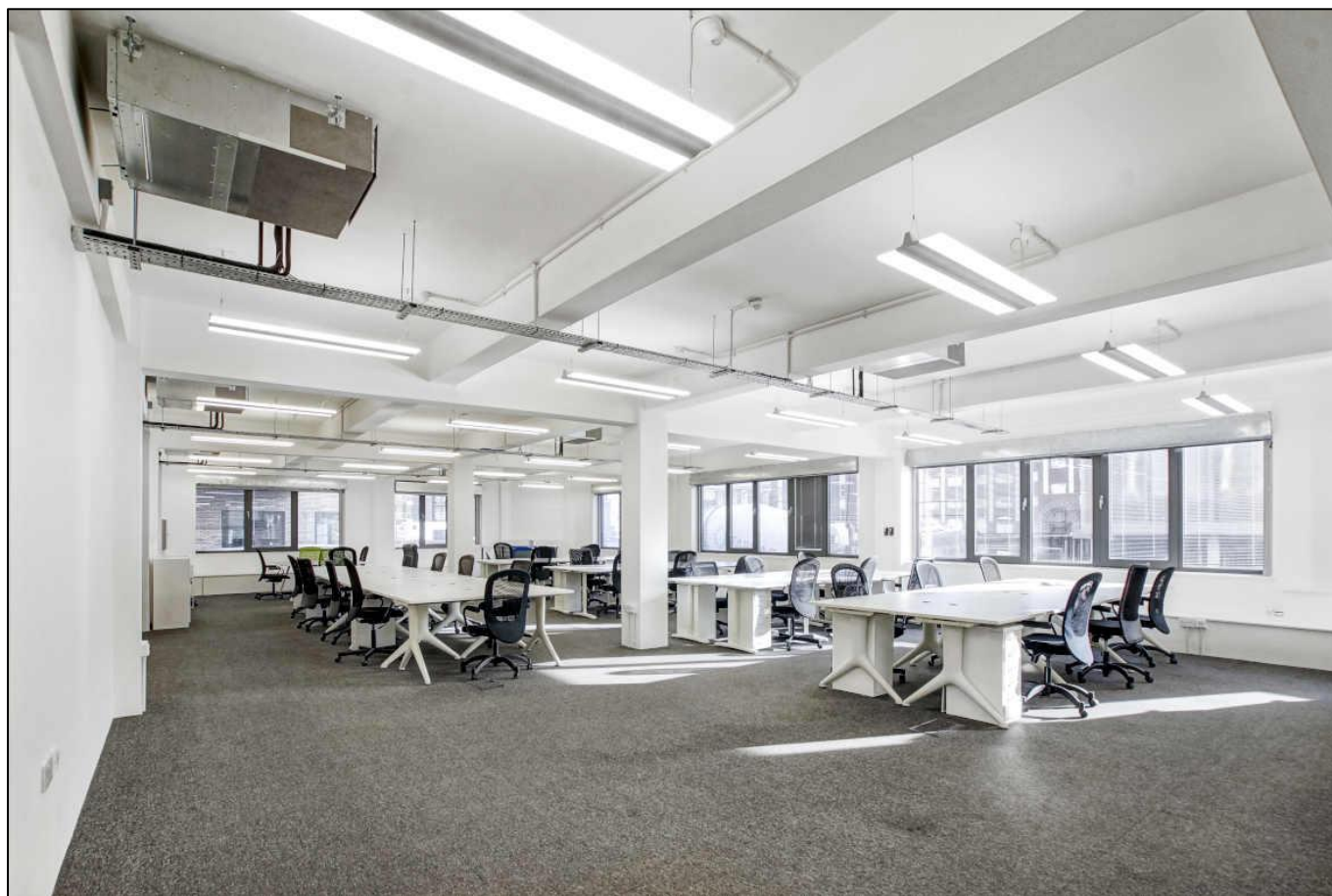
Commercial Office Space

3,600 sq. ft. / 335 sq. m.

**Clerkenwell offices available for immediate occupation – Only £29.50 per sq. ft.**

# TO LET

**142 Central Street, Clerkenwell, EC1V 8AP**



## LOCATION

The building is located at the northern end of Central Street close to the junction with City Road. Angel underground station is within close proximity and offers an abundance of amenities with many shops, bars and restaurants.

## TRANSPORT

Angel Station (Northern Line)  
Old Street Station (Northern Line and First Capital Connect)  
Barbican (Metropolitan, Hammersmith & City and Circle Line)  
Santander Bike Dock – 100 m

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

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## DESCRIPTION

The office is located on the ground floor of this former industrial building and provides a great open plan creative office space. The suite benefits from excellent natural light with windows on three elevations and also boasts excellent floor to ceiling height, exposed services, demised W/C's and meeting rooms.

## AMENITIES

- Air-conditioning
- Fully accessible raised floor
- LED lighting
- 3x meeting rooms
- New male & female W/C's
- Entry phone system
- Excellent natural daylight
- Passenger lift
- Fitted kitchenette
- Goods lift
- Loading bay

## APPROXIMATE FLOOR AREAS

Ground Floor 3,600 sq. ft. 335 sq. m.

## LEASE

A new lease available for a term by arrangement.

## RENT

£106,000 per annum plus VAT

£29.50 per sq. ft.

## SERVICE CHARGE

A fixed serviced charge of £14,400 per annum (£4.00 per sq. ft.)

## RATES

The VOA website states that the rates payable for the year 2021/22 are as follows

Ground floor £46,548 per annum / £12.93 psf

Interested parties should verify these figures with the London Borough of Islington or visit [www.gov.uk](http://www.gov.uk).

## TOTAL OCCUPATIONAL COSTS

Ground floor £166,948 per annum plus VAT

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## PLEASE CONTACT

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