

# PROPERTY PARTICULARS

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Property Consultants  
& Estate Agents

**TO LET**

**PRIME, SHOWROOM/RETAIL/OFFICE  
OPPORTUNITY**

**ON ST JOHN'S SQUARE, CLERKENWELL**



**86-88 CLERKENWELL ROAD,  
LONDON EC1M 5RJ**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.







## **LOCATION**

The premises is prominently located on the north side of Clerkenwell Road and St John's Square, in a prime position in the heart of Clerkenwell. Farringdon station is within 5 minutes walking distance (Metropolitan, Hammersmith & City, Circle, Elizabeth lines and National Rail).

## **DESCRIPTION**

The premises comprises a self contained retail style unit benefitting from 95ft of full height glazed frontage to both Clerkenwell Road and St John's Square, floor to ceiling height of 4.2 metres, wooden flooring and various attractive features that could be retained. Alternatively the space can be let in a whiteboxed condition.

The premises also benefits from a large outside area on St John's Square, on licence from Islington council.

## **AREA**

*All areas are stated approximate*

Ground floor                      2,745 sq ft/255.02 sqm

## **AMENITIES**

- \* Self contained retail style unit
- \* Prime location
- \* Prominently positioned on corner of Clerkenwell Road and St John's Square
- \* 95 ft full height glazed frontage
- \* 4.2 metres floor to ceiling height
- \* Ideal for showrooms, retailers and offices seeking a high profile space
- \* Excellent natural light
- \* Air conditioning
- \* Large outside area on St John's Square (on licence from Islington council)
- \* New lease direct from Freeholder

## **ANNUAL RENT**

£85 per sq ft.

**BUSINESS RATES**

To be assessed.

**TENURE**

New lease direct from the Freeholder on terms to be agreed by negotiation.

**EPC**

B/33

**USE**

Class E

**VIEWING**

By appointment with joint sole agents :-

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