

ELLIS BROWN

OFFICES TO LET

Stylish warehouse offices in former Clerkenwell artisan workshop. Exposed brickwork, steel columns and solid wooden flooring throughout.

Clerkenwell Workshops, 27-31 Clerkenwell Close, EC1R 0AT
824 - 1,119 sq ft



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Description

Originally developed from a clock and watch warehouse, Clerkenwell Workshops has become a creative hub for design and technology led companies. There are a selection of stripped back studios with original wooden flooring and exposed industrial features. These all benefit from a shared internal courtyard, cycle storage, showers, meeting rooms and renowned destination, Clerkenwell Kitchen.

Location

Clerkenwell Close is located in the heart of Clerkenwell between the vibrant Clerkenwell Green and bustling Exmouth Market. The location also benefits from a vast array of coffee shops, cafés and restaurants. Farringdon Station is a short walk away.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
1st - Unit 112	2,131	197.98	£65	£23.79	£14.91	£18,415.39	£220,984.70	CAT A	Let
2nd - Unit 208	2,098	194.91	£65	£24.28	£14.91	£18,215.89	£218,590.62	CAT A	Under Offer
2nd - Unit 209	2,148	199.56	£65	£23.72	£14.91	£18,549.77	£222,597.24	CAT A	Under Offer
1st - Unit 108	1,119	103.96	£68	£24.02	n/a	£8,580.87	£102,970.38	CAT A	Under Offer
1st - Unit 106	415	38.55	£80.96	On Application	On Application	£2,800	£33,600	-	Available
1st - Unit 101	1,116	103.68	£61.08	On Application	On Application	£5,680	£68,160	-	Available
3rd - Unit 302	824	76.55	£58.25	On Application	On Application	£4,000	£48,000	-	Available
4th - Unit 402	835	77.57	£77.03	On Application	On Application	£5,360	£64,320	-	Available
5th - Unit 514	1,022	94.95	£91.12	On Application	On Application	£7,760	£93,120	-	Available
Total	11,708	1,087.71	£70.16	£23.95	£14.91	£89,361.92	£1,072,342.94		

Features

Secure courtyard development
Exposed brickwork and beams
Stripped wooden flooring

Excellent daylight

Contact
Bike storage/ shower facilities

James Taylorson

02037450060

jtaylorson@ellisbrowncommercial.com

Meeting rooms

Apple briefing

07494 292 759

tthomas@ellisbrowncommercial.com

EPC

On application

Terms

On application

VAT

On application

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