

Compton

For Rent
**52-54 Rosebery Avenue
Clerkenwell EC1**



Unique fully-fitted warehouse-style
office space located in the heart of
Clerkenwell and adjacent to
Exmouth Market

For Rent

Gensurco House
52-54 Rosebery Avenue
Clerkenwell EC1R

Size

1,281 Ft²

Rent

£45 per sq ft

Fitout

Fitted. Can be fitted to suit requirements, subject to terms

Description

Gensurco House is a characterful warehouse-style property occupying an island site overlooking Exmouth Market.

The 3rd floor has been newly fitted with an 8 person meeting room, phone booth, kitchenette and 12 workstations (room for more)

Internally, the office spaces have been refurbished to provide restored original wood flooring, modern suspended lighting, exposed cast-iron columns, air-conditioning and exposed brickwork throughout.

The premises boasts a generous floor to ceiling height with superb natural daylight from windows that span two elevations



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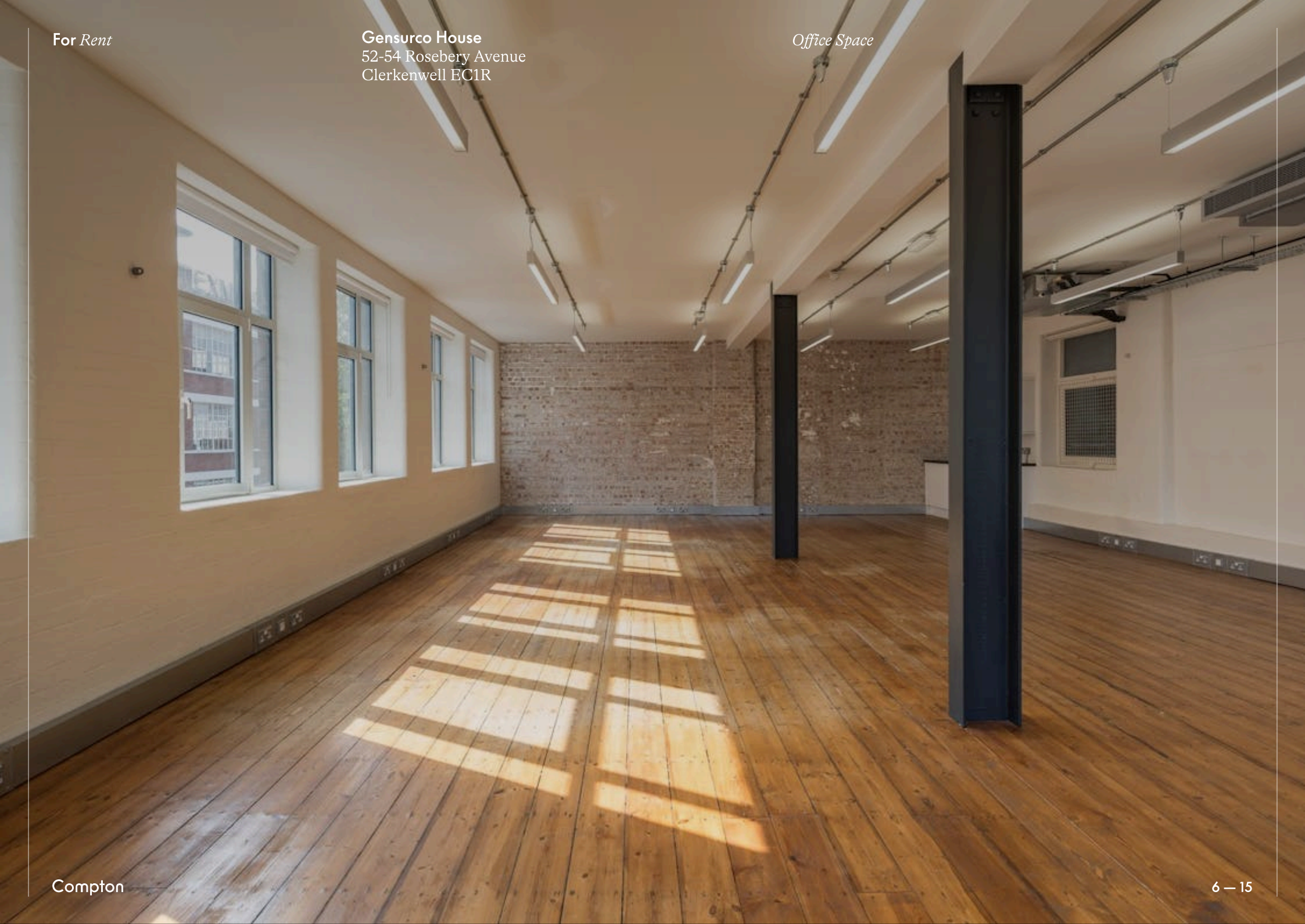


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Office Space



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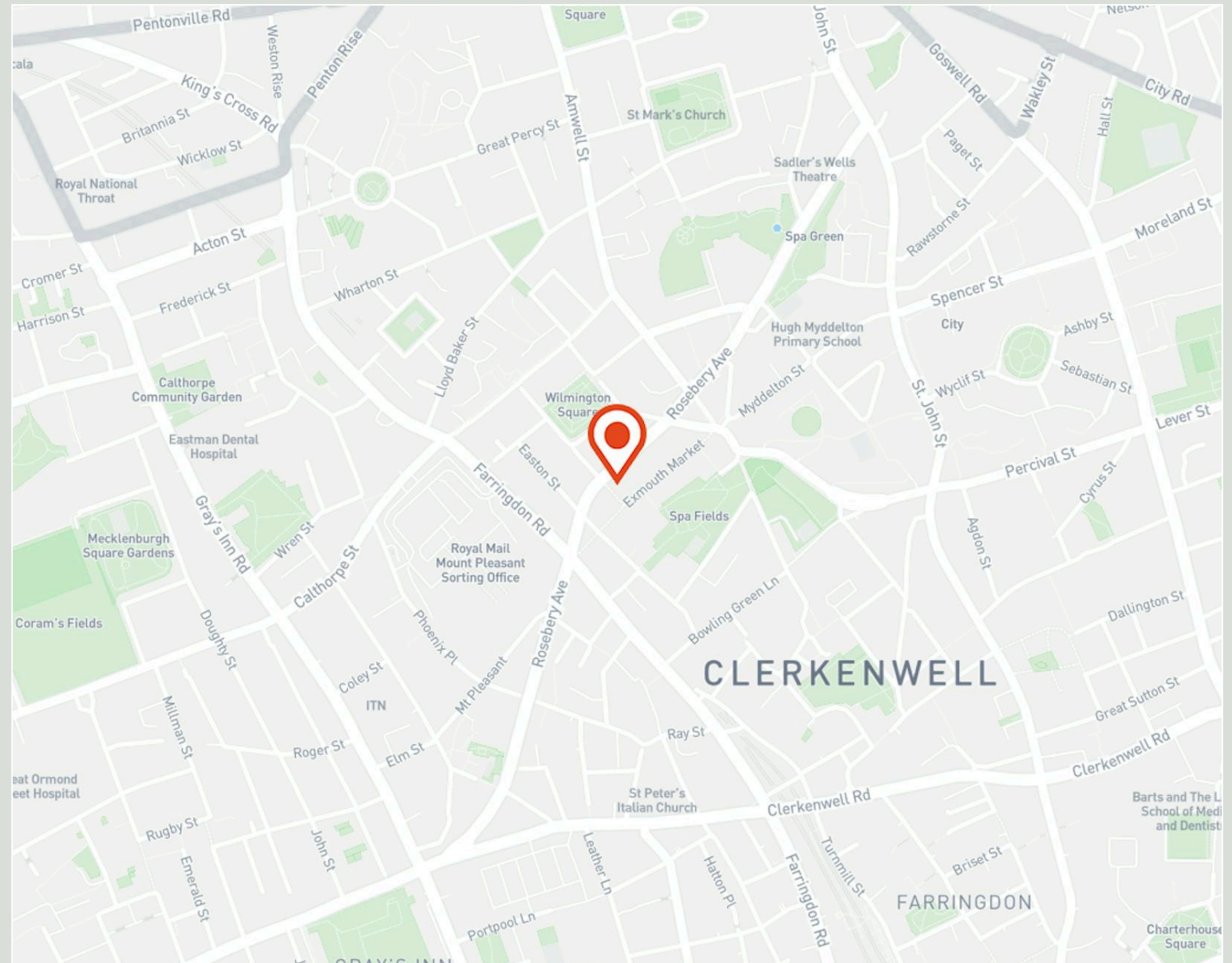
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Location

Gensurco House is located adjacent to the vibrant Exmouth Market, a buzzing social quarter, with gastro pubs, bars, shops, restaurants and cafes.

It's also within easy walking distance of Islington's more established Upper Street, and the village-style atmosphere of Clerkenwell Green.

Conveniently located for public transport, the property is within easy reach of Farringdon, Angel and King's Cross St Pancras stations, affording both local and national services in all directions.



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Office Space

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Amenities

- Fitted with an 8 person meeting room, phone booth, kitchenette and 12 workstations (room for more)
- Original timber flooring
- Galvanized steel perimeter trunking
- Exposed steel columns
- Modern suspended linear lighting
- Air Conditioning
- Office unit already fitted with kitchenette
- Generous floor to ceiling height
- Communal shower facility
- Superb natural daylight with windows spanning two elevations overlooking Exmouth Market

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Availability

Name	Sq Ft	Rent	Rates Payable	Service Charge	Total Month	Total Year	Availability
3rd - 52-54 Rosebery	1,324	£45 /sq ft	£20 /sq ft	£5 /sq ft	£7,723.33	£92,680	Available

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Terms

New full repairing and insuring lease available for a term by arrangement direct from the landlord.

Content

Watch the Film
(click button)



Developer

Ilchester Estate

VAT

The property is elected for VAT

Local Authority

The London Borough of Islington

Credits

Photographer: Chris Wharton
Images: Alex Pepes Ltd -
www.alexpepes.com/rosebery-avenue

Tenure

New Lease

Availability

Available Immediately

Contact Us

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All appointments to view must be arranged via sole agents, Compton, through:



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