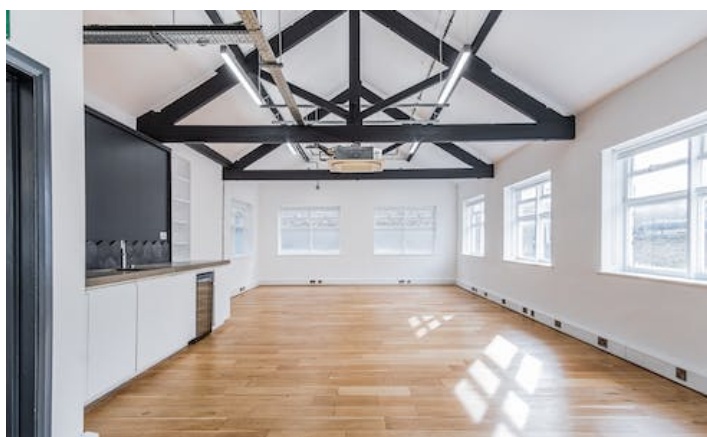


# ELLIS BROWN

## OFFICE TO LET

Charming self contained building over two floors in a prime Clerkenwell location.

23 Clerkenwell Close, EC1R 0EA  
2,023 sq ft



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23 Clerkenwell Close, EC1R 0EA  
2,023 sq ft

### Description

23 Clerkenwell Close is a charming self contained building over two floors in the heart of Clerkenwell. Benefitting from wooden flooring, excellent natural light and a distinctive pitched roof on the 2nd floor, the space would be a perfect home for any occupier seeking a more creative, non corporate HQ.

### Location

Clerkenwell Close is one Clerkenwell's most sought after streets, and formed an integral part of the original village.

Starting at Clerkenwell Green, the road runs up the side of St James' Church Garden towards Exmouth Market, meaning local occupiers are spoilt for choice with an array green spaces and local amenities right on their doorstep.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
1st	965	89.65	£49.50	£15.53	On application	£5,229.50	£62,753.95	Available
2nd	1,058	98.29	£49.50	£15.53	On application	£5,733.48	£68,801.74	Available
<b>Total</b>	<b>2,023</b>	<b>187.94</b>	<b>£49.50</b>	<b>£15.53</b>	<b>£0</b>	<b>£10,962.98</b>	<b>£131,555.69</b>	

### Features

Self Contained  
Wooden Flooring and Beams  
Pitched Roof  
Meeting Rooms  
Private Terrace  
Prime Clerkenwell location  
Air conditioning  
Abundant natural light

### EPC

On application

### Terms

On application

### VAT

On application

### Contact

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