



TO LET

868 SQ FT
(80.64 SQ M)

£37.50 PER SQ FT

Self contained office to let
on the renowned Lloyd
Baker Estate

- Self contained
- Fantastic location
- Characterful office
- Solid timber floors
- Kitchen
- WC's
- Furnished

Summary

Available Size	868 sq ft
Rent	£37.50 per sq ft
Rates Payable	£14 per sq ft
Rateable Value	£22,250
Service Charge	N/A
Estate Charge	N/A
BER Rating	Upon enquiry

Description

The office is arranged over 1st and 2nd floors of this characterful period property. The space is arranged to provide an open plan office, meeting room, kitchen and WC's at 1st floor level with a further open plan work space and 2 separate offices at 2nd floor level.

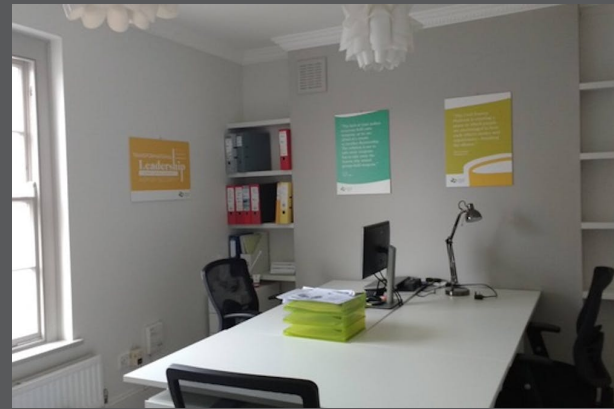
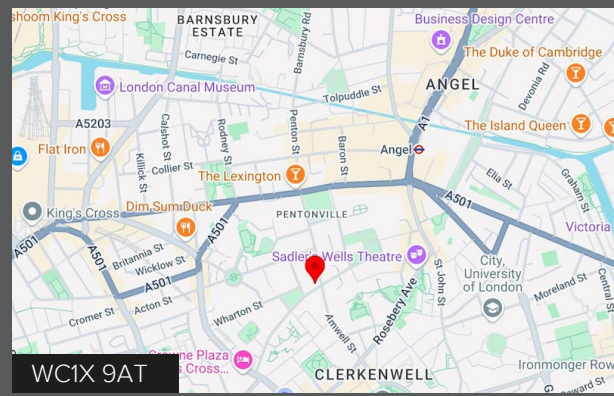
Location

The property is located on the corner of Lloyd Baker Street and Amwell Street which is known for its independent shops, boutiques, cafés, pubs, and salons, creating a lively local scene. The building is also well situated for all the amenities of Clerkenwell and Upper Street with the famous Exmouth Market with its eclectic mix of bars, restaurants and coffee shops also being in close proximity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	434	40.32	Available
1st	434	40.32	Available
Total	868	80.64	



Viewing & Further Information



Clarke Buxton

020 7404 5043 | 07816 663468
cb@galepriggen.co.uk



Tim Gale

020 7404 5043 | 07713 482351
tgp@galepriggen.co.uk

Important: Gale Priggen & Co for themselves and for those on whose behalf they act give notice that a) these particulars are prepared for the convenience of an intending purchaser or tenant and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars, c) all prices and rentals quoted are exclusive of VAT (if chargeable). Generated on 25/03/2025



Colour Scheme
Ceilings throughout:
 White emulsion
Furniture and Wall Paints
Office rooms:
 Walls, skirting and architraves in Strong White No.2001
 Doors & Window frames in Putbeck Stone No.275
 Chimney breast in Baboote No.223
Meeting Room:
 Walls, skirting and architraves in Strong White No.2001
 Doors & Window frames in Putbeck Stone No.275
 Chimney breast in Baboote No.223
Kitchen:
 Walls, skirting and architraves in Strong White No.2001
 Doors & Window frames in Putbeck Stone No.275
 Wall wall paper in Baboote No.223
Entrance Hall, Stairs and WC's
 Walls, skirting, skirting and architraves in Strong White No.2001
 Doors & Window frames in Putbeck Stone No.275
 Entrance door exterior to match existing



1:50
 0 1m 2m
Drawing 2nd Floor Plan
Number P02
Project 218 Lloyd Baker Street, WC1X 9AT
Client Philips, Philips, Medcoff
Scale 1:20 at A3
Date June 2024
Contact



Colour Scheme

Ceilings throughout:

White emulsion.

Farrow and Ball Paints

Office rooms:

Walls, skirting and architraves in Strong White No.2001

Doors & Window frames and Chimney breasts in Purbeck Stone No.275

No.275

Meeting Room:

Walls, skirting and architraves in Strong White No.2001

Doors & Window frames in Purbeck Stone No.275

Chimney breast in Babouche No.223

Kitchen:

Walls, skirting and architraves in Strong White No.2001

Doors / Window frames in Purbeck Stone No.275

West wall breast in Babouche No.223

Entrance Hall, Stairs and WC's

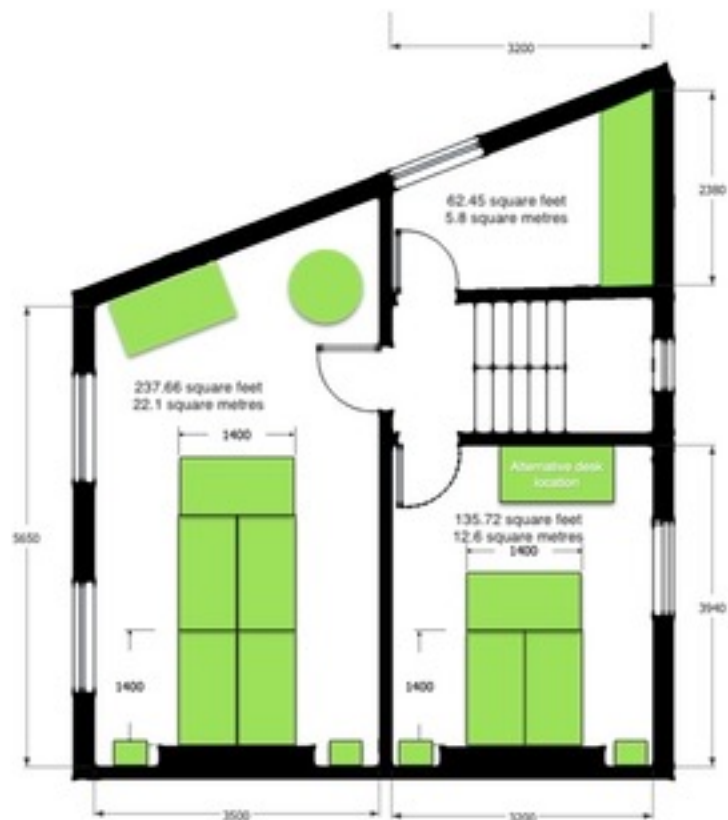
Walls, bannister, skirting and architraves in Strong White No.2001

Doors / Window frames in Purbeck Stone No.275

Entrance door exterior to match existing.



Herman Miller 'Astor' desks with white tapered legs
in top floor offices. see www.hermanmiller.com



Second Floor

1:50



Drawing

2nd Floor Plan

Project

25B Lloyd Baker Street, WC1X 9AT

Scale

1:20 at A3

Contact

Number

P02

Client

Phillips, Phillips, Medcoff

Date

June 2024