



#### Location

The property is located on the south side of Northburgh Street which runs parallel to Great Sutton Street. This area of Clerkenwell is a focal point for showroom occupiers, as well as being a bustling hub for creativity, technology and media tenants. Clerkenwell & Farringdon also has an extensive array of cafe's, restaurants and bars, and with the imminent opening of Crossrail at Farringdon Station, this area is set to become one of the main commuter destinations in London.

#### Description

15 Northburgh Street is a converted warehouse building offering flexible office/showroom accommodation across a number of floors. The space benefits from excellent ceiling height with large front and rear glazing allowing good natural light throughout. The ground and lower ground floors on offer undergone a comprehensive refurbishment including LED strip lighting, new flooring and redecorating. The floors can be taken together or separately and would be perfect for any established or growing business.

## OFFICES TO LET

15 Northburgh Street, EC1V 0JR / 1,980 - 4,150 sq ft



### Features

- Fibre connection
- VRF air conditioning
- Generous ceiling height
- Excellent location
- Original steel beams
- Comprehensive refurbishment
- Passenger lift
- Raised floor
- LED lighting
- Front and rear glazing

### Service Charge

£5.89 per sq ft  
(approximately)

### Business Rates

£6.17 - £17.70 per sq. ft.

### Terms

New flexible lease terms available.

### Rent

£36 - £49.50 per sq ft

### Floor Space

Lower Ground	1,980 sq ft / 183.95 sq m
Ground	2,170 sq ft / 201.60 sq m
Total	4,150 sq ft / 385.55 sqm

### Contact

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