



## 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

<b>Available Size</b>	868 sq ft
<b>Rent</b>	£37.50 per sq ft
<b>Rates Payable</b>	£14 per sq ft
<b>Rateable Value</b>	£22,250
<b>Service Charge</b>	N/A
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	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.

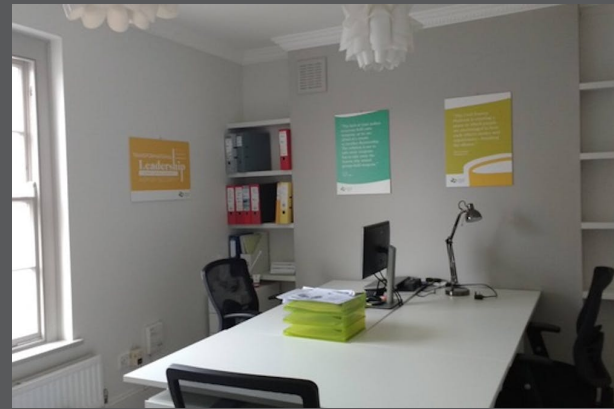
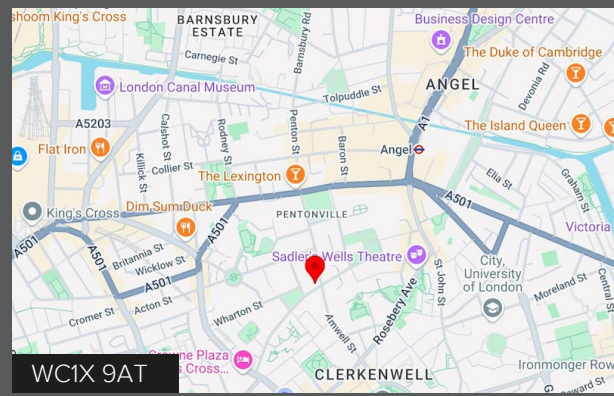
## Location

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
<b>Total</b>	<b>868</b>	<b>80.64</b>	



## Viewing & Further Information



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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 19/05/2025



**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 panels 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

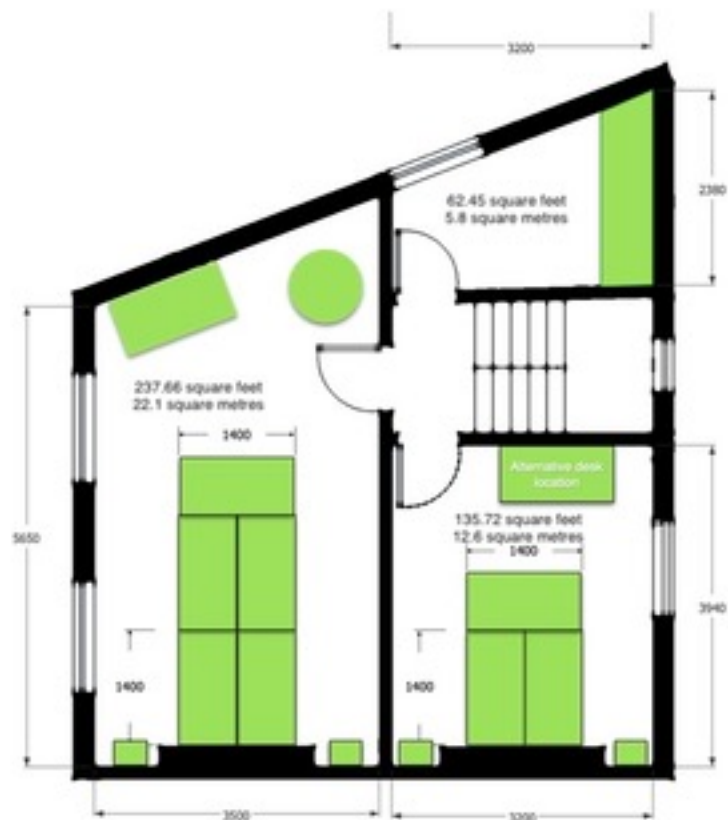
West wall breast in Babouche No.223

#### 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.



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