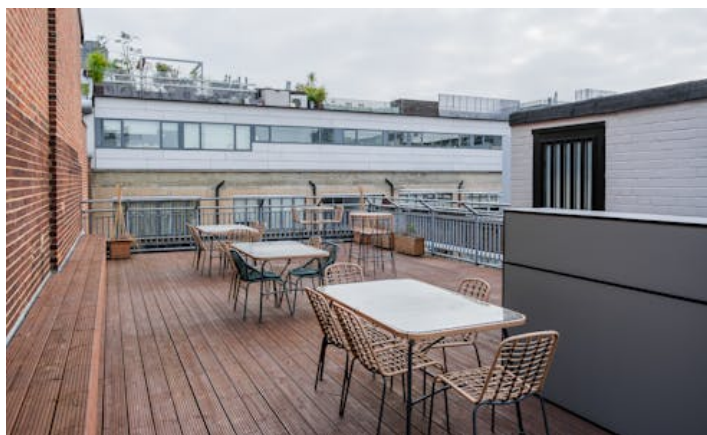


ELLIS BROWN

OFFICE TO LET

9-10 Great Sutton Street, EC1V 0BX
908 sq ft

Newly refurbished warehouse style office accommodation available in a prime Clerkenwell location with stunning roof terrace.



Ellis Brown
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908 sq ft

Description

9-10 Great Sutton Street is a prime Clerkenwell former warehouse building, offering newly refurbished Grade A office accommodation. The 3rd floor is offered fully furnished with a meeting room and is available by way of a sublease on an all inclusive basis. The space benefits from excellent ceiling heights and natural light on 3 elevations as well as across the building a passenger lift, showers, air conditioning and a large communal roof terrace for tenants to enjoy.

Available for £95,000 per annum which is inclusive of rent, business rates, service charge, utilities, internet connection, cleaning of common areas and weekly cleaning of the demise.

Location

Great Sutton Street represents the heart of the Clerkenwell Showroom district. Running parallel to Clerkenwell Road and adjacent to Goswell Road, the building is less than 5 minutes walk to Farringdon and Barbican stations, offering a wealth of transport connections including the recently opened Elizabeth Line. Clerkenwell has established itself as one of the most diverse and sought after office locations in central London. With the influx of tech giants such as TikTok and Snapchat in recent years, the area has become a central hub for creative, technology, design and architecture businesses.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Total month	Total year	Availability
3rd	908	84.36	£55 /sq ft	£17.23	£5,465.40	£65,584.84	Available
Total	908	84.36		£17.23	£5,465.40	£65,584.84	

Features

Fully furnished
Inclusive rent offering which breaks back to £55 per sq. ft. on the rent on an exclusive basis
VRF Air conditioning
Large communal roof terrace
New LED strip lighting
Newly installed communal shower on 3rd floor
Passenger lift
Wooden flooring throughout

EPC

B (46)

Terms

On application

VAT

On application

Contact

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tlatham@ellisbrowncommercial.com

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