

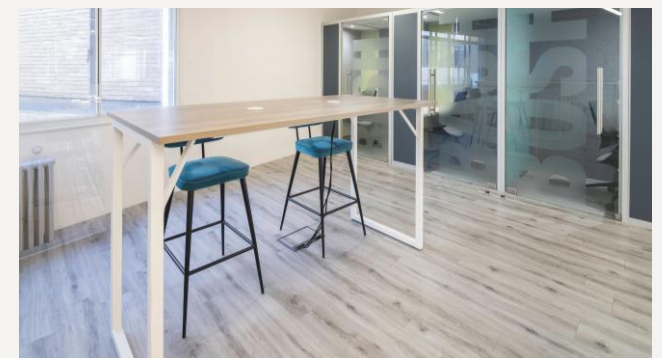
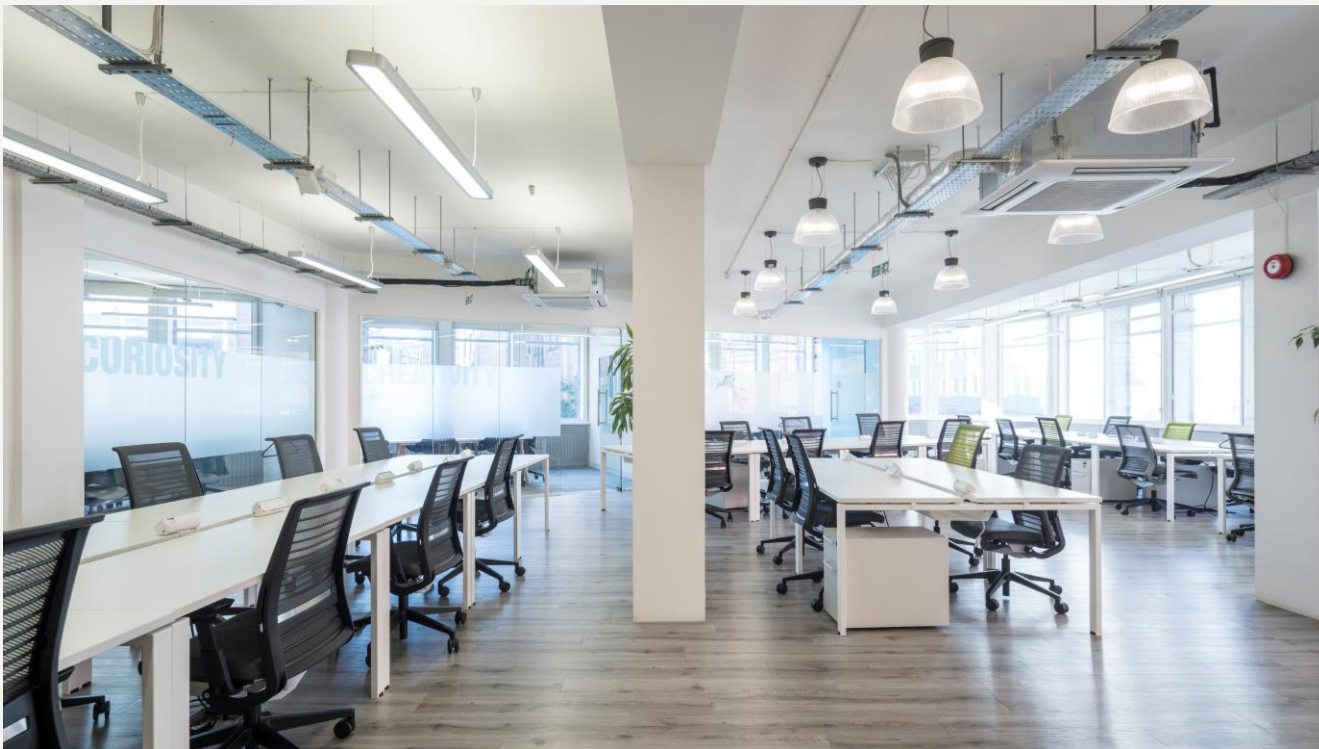


**Suskind.**

**67 Clerkenwell Road EC1**

Ideally situated moments from Farringdon Station, 67 Clerkenwell Road benefits from exceptional transport connectivity, including the Elizabeth Line, providing good access across Central London and the wider UK.

The first-floor (West) accommodation is approximately 2,426 sq ft and is available fully fitted, with three meeting rooms, three phone booths, and spacious kitchen and breakout areas. The building further offers a communal roof terrace, manned reception, and end-of-trip facilities, making this building a perfect HQ for a wide array of tenants both within the creative and professional industries.



# 67 Clerkenwell Road EC1

## Summary

Office accommodation positioned within a 5 minute walk of Farringdon Station.

## Features

- Comfort cooling
- Fantastic natural daylight
- 2x Passenger lifts
- Kitchenette
- Good floor to ceiling height
- Communal roof terrace
- Male & Female WC's
- Uniformed commissionaire
- Bike Storage

## Transport

- Farringdon
- Chancery Lane

## Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

## EPC

An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent Sq Ft**	Service Charge	Business Rates*	£/PCM	Status
Second (West)	2,426	£55.00	£10.50	£31.80	£19,670.82	Available
<b>Total</b>	<b>2,426</b>	<b>£55.00</b>	<b>£10.50</b>	<b>£31.80</b>	<b>£19,670.82</b>	<b>Available</b>

\*Interested parties should make enquiries with the local authority.

## Map



67 Clerkenwell Road EC1

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Viewing via sole agents

For further information and inspections please contact agents:

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Subject to contract

Misrepresentation Act – These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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