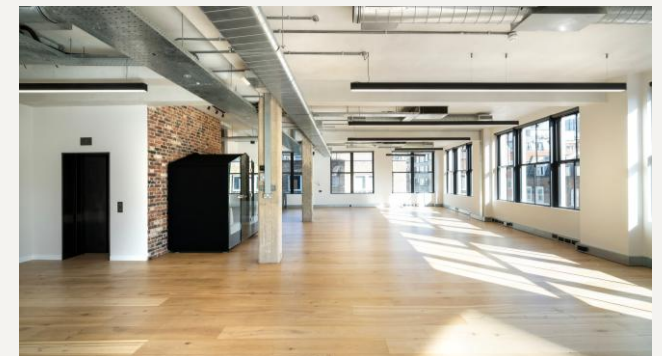
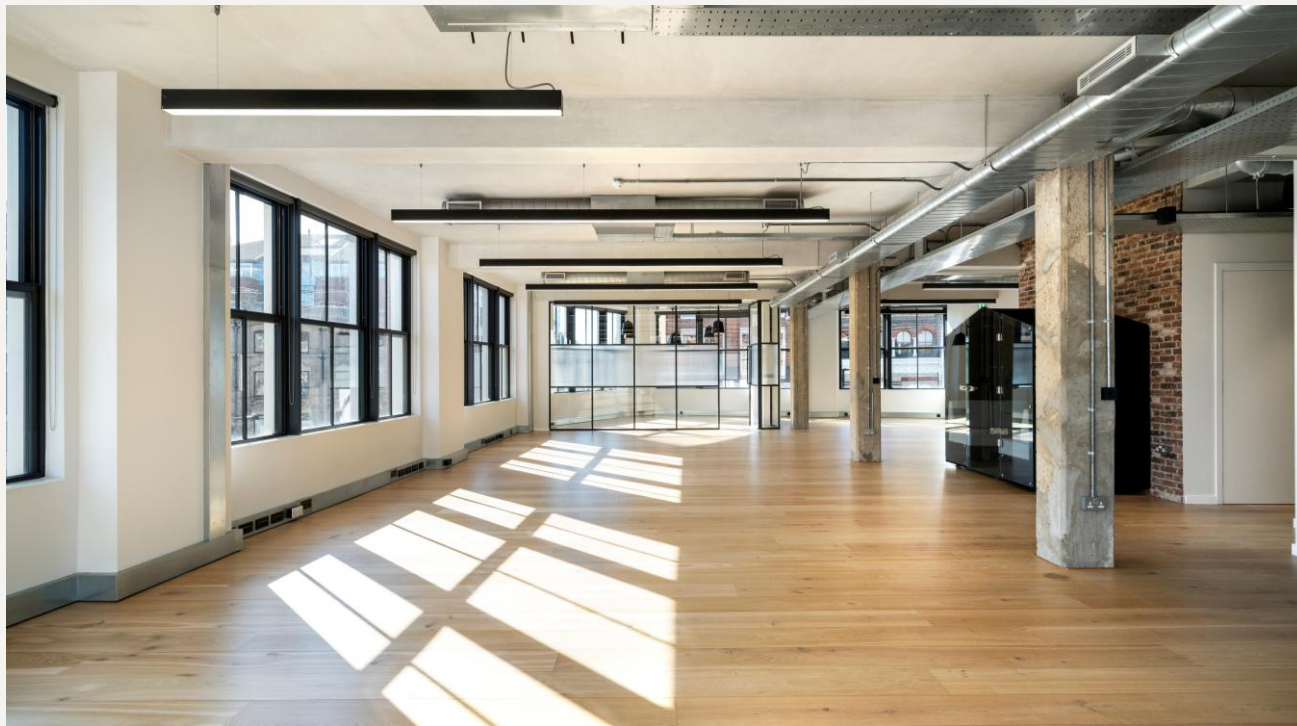




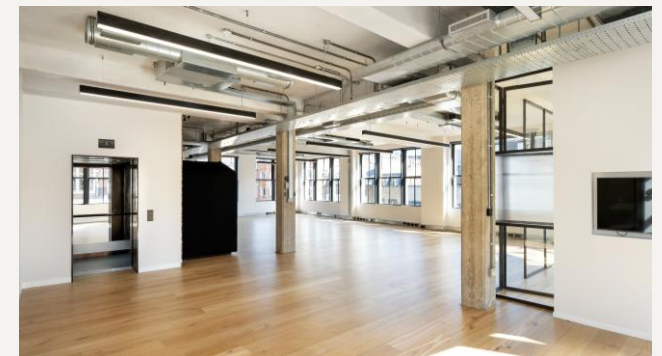
Susskind.

80 Clerkenwell Road, EC1

80 Clerkenwell Road is a characterful former warehouse occupying a prominent corner position in the heart of Clerkenwell, at the junction of Clerkenwell Road and St. John Street. The second floor has recently been refurbished to a high standard, offering CAT A space with a bright, modern layout, 1 meeting room, 1 phone booth, and a fully fitted kitchen. The unit can be delivered fully-fitted.



80 Clerkenwell Road also provides a range of additional amenities, including a passenger lift, secure cycle storage, and modern shower facilities. The building is ideally located within a short walking distance of Farringdon and Barbican stations, offering excellent connectivity across London.



80 Clerkenwell Road, EC1

Summary

CAT A office in prime Clerkenwell location.

Features

- Characterful former warehouse
- Superb natural light with triple aspect windows
- Corner position
- Air conditioning
- LED strip-lighting
- Demised kitchen
- Passenger lift
- High quality end of commute facilities
- DDA compliant

Transport

- Farringdon
- Barbican

Lease

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

EPC

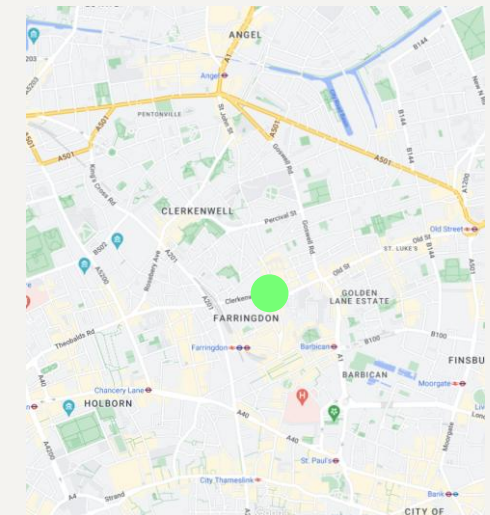
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
2 nd	1,863	£77.50	£17.76	£20.61	£17,988.82	Available
Total	1,863	-	£17.76	-	£17,988.82	Available

*Interested parties should make enquiries with the local authority.

Map



80 Clerkenwell Road, EC1

Viewing via sole agents

For further information and inspections please contact joint agents:

Susskind
Adam Noble
07980 991 217
Adam@susskind.london

Susskind
Elle Whyman
07791 785 253
Elle@susskind.london

Ellis Brown
020 3745 0060

Colonial Buildings
59-61 Hatton Garden
London, EC1N 8LS

T +44 (0) 207 831 8311
E hello@susskind.london
W susskind.london

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.



Susskind.