

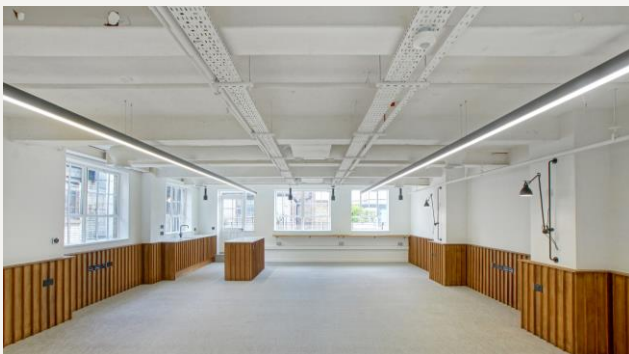
The image shows a bright, modern office interior. A large, rectangular skylight is set into the white ceiling, providing natural light. The ceiling also features exposed white pipes and a network of cable trays. Long, black, rectangular light fixtures are suspended from the ceiling. The walls are white, and the floor is covered in a grey carpet. On the left, there is a staircase with a wooden handrail and a black door. On the right, a long wall of floor-to-ceiling windows offers a view of a cityscape with various buildings and greenery. A wooden slatted partition runs along the right side of the room.

Susskind.

21-22 Great Sutton Street, EC1

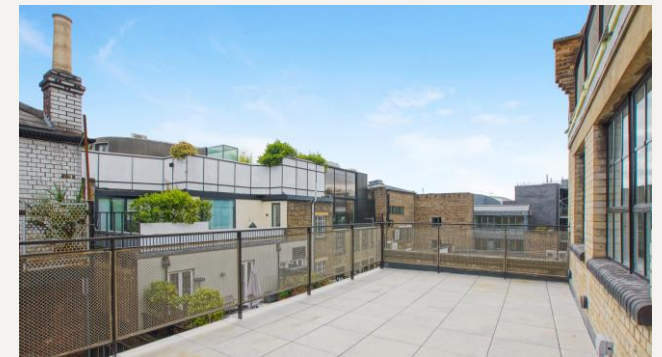
21-22 Great Sutton Street offers 2 floors of comprehensively refurbished workspace, situated in the core of Clerkenwell's popular design district, a short walk from Farringdon and Barbican stations.

This converted warehouse presents a duplex penthouse across the 4th and 5th floors with demised private terraces, and can be offered as CAT A, or CAT A+, fully fitted and furnished specification.



The 4th and 5th duplex penthouse comprises 2,002 Sq Ft and can include up to 24 workstations, a meeting room, newly created terraces at the front and rear of the building, a welcoming break-out area and a refurbished kitchen.

Two large skylights provide fantastic natural light to the 5th floor, which is accessed via an internal staircase providing the tenant with an element of privacy.



21-22 Great Sutton Street, EC1

Summary

Newly refurbished warehouse conversion office space, offered in either CAT A, or fully fitted and furnished CAT A+ specification.

Features

- Genuine warehouse conversion
- Comprehensively refurbished
- Fantastic natural light
- Impressive sky lights
- Fully fitted and furnished
- Passenger lift
- 2 x roof terraces
- Showers
- Secure bicycle storage
- Male and Female WCs
- Air conditioning throughout
- Refurbished communal areas

Transport

- Farringdon
- Barbican

Lease

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

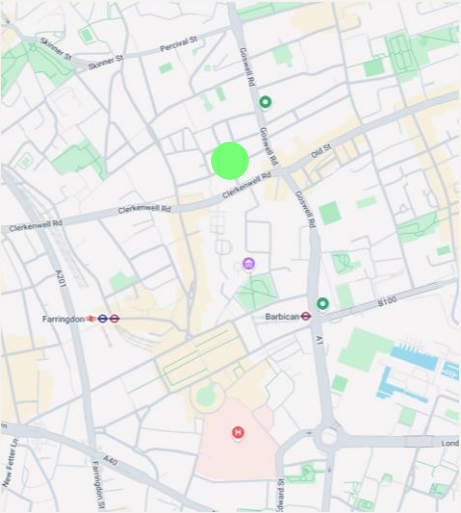
EPC

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
Fourth & Fifth	2,002	£79.50	£12.50	£21.06	£18,862.17	Available
Third	1,413	£65.00	£12.50	£16.60	£11,080.27	LET
Total	3,415	---	---	---	-	

Map



Google Maps™ mapping service

*Interested parties should make enquiries with the local authority.

21-22 Great Sutton Street, EC1

Viewings via joint agents

For further information and inspections please contact joint 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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