

TO LET

Economical short term warehouse style offices

725 - 17,834 SQ FT

**150 Clerkenwell Road
London EC1**

Location

The building is located in a prominent corner position on the north side of Clerkenwell Road at the junction of Eyre Street Hill and directly opposite Leather Lane. Public transport facilities are excellent with both Chancery Lane and Farringdon Road stations within walking distance and the locality will further benefit from the opening of Crossrail in 2018.

Accommodation

150 Clerkenwell Road is a prominent, warehouse style office building benefiting from a good sized entrance hall, excellent natural light due to its corner position, an automatic passenger lift, central heating, comfort cooling and secondary glazing.

The floor areas are as follows:

4	725 sq ft
3	3,280 sq ft
2	3,280 sq ft
1	3,280 sq ft
G	4,002 sq ft
B	3,267 sq ft
Total	17,834 sq ft

Lease

The building is available as whole or on a floor by floor basis on an effective full repairing and insuring basis for a term of up to five years without rent review. Leases are to be contracted out of the security of tenure and compensation provisions of the Landlord and Tenant Act.



Rent

Ground to Fourth floors - £35 per sq ft per annum exclusive
Basement - £15 per sq ft per annum exclusive

Service charge

The service charged will be fixed at £7.50 per square foot rising annually with RPI.

VAT

The building is not registered for VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

Possession

Upon completion of the legal formalities

Viewing

Strictly by appointment through sole agent Aston Rose:

James Brown
020 7079 1968
jamesbrown@astonrose.co.uk

Subject to contract
June 2016

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
johnwilliams@astonrose.co.uk

Investment
kenmorgan@astonrose.co.uk

Building Consultancy
colintg@astonrose.co.uk

Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

Lease Advisory
mikebrett@astonrose.co.uk

Valuation & Expert Witness
duncanpreston@astonrose.co.uk