

# CLERKENWELL

Clerkenwell House,  
67 Clerkenwell Road, London,  
EC1

2,485 sq. ft. fully fitted  
office space available on  
a sub-lease in  
Clerkenwell.



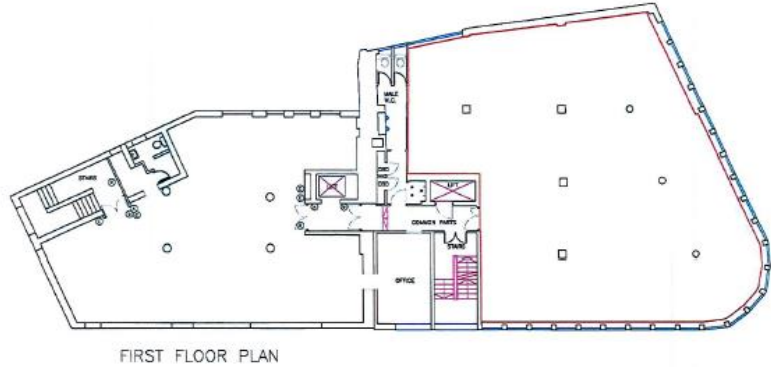
## Summary

- 2,485 sq. ft. of office space.
- Fully fitted to a good standard.
- A sub-lease available.

## Contact us

Viewing is strictly by prior appointment with Colliers  
International:  
020 7344 6650

# AMENITIES



# PROPERTY DESCRIPTION

The first floor at Clerkenwell House comprises of 2,485 sq. ft. of fitted office space.

The building is prominently located on the corner of Clerkenwell Road and Saffron Hill, close to the junction with Farringdon Road. This prime Clerkenwell location is home to a variety of showroom, media and design occupiers. The area benefits from a variety of bars, cafes and restaurants and is well positioned to benefit from Kings Cross, Chancery Lane and Farringdon Station which sees the introduction of Crossrail in 2018.

**VAT**

This property is elected for VAT and will be applicable on all outgoing.

**Tenure**

Leasehold.

**Lease Term**

A sublease until November 2020.

**EPC**

TBC

# FLOOR AREAS & OUTGOINGS

Floor	Sq ft Approx.	Guiding Rent	Service Charge	Rates	Availability
First	2,485	POA	TBC	TBC	Available now
Total	2,485				

Prospective tenants are advised to confirm any rating liability directly with the Local Authority



## CONTACT US

All appointments to view must be arranged  
via Colliers International

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