

# CLERKENWELL

72 Clerkenwell Road  
LONDON EC1

Coming soon...Brand newly refurbished self-contained office / showroom space available to rent in the heart of Clerkenwell



## Summary

Lower Ground – 1<sup>st</sup> Floor  
1,322 Ft<sup>2</sup> (122.8 M<sup>2</sup>) Approx.  
Rent & S/C | £75,000 /A

## Contact us

Viewing is strictly by prior appointment with Colliers International through:  
020 7101 2020

# AMENITIES

- Brand newly refurbished
- Self-contained with direct street access
- New modern lighting
- Brand new air conditioning
- Exposed brickwork in part
- Capped off services
- Demised WC's
- Nearest Tubes – Farringdon & Barbican stations

# FLOOR AREAS

<b>Floor / Unit</b>	<b>Ft<sup>2</sup> Approx.</b>	<b>M<sup>2</sup> Approx.</b>
LG – 1 <sup>st</sup> Floors	1,322	122.8

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

# OUTGOINGS

## Rent & service charge

£75,000 /A

## Business Rates

£8.84 / Ft<sup>2</sup>

## Total

£86,686.48 /A

## Timing

September 2019



## CONTACT US

All appointments to view must be arranged via sole agents, Colliers International, through:

Richard Silver  
[Richard.silver@colliers.com](mailto:Richard.silver@colliers.com)  
07980 205 293

Emma Higgins  
[emma.higgins@colliers.com](mailto:emma.higgins@colliers.com)  
07796 605 295

Sam Jacobs  
[Sam.jacobs@colliers.com](mailto:Sam.jacobs@colliers.com)  
07703 804 533

Morelands  
27 Old Street, London  
EC1V 9HL United Kingdom

[collierslondon.com](http://collierslondon.com)  
020 7101 2020

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