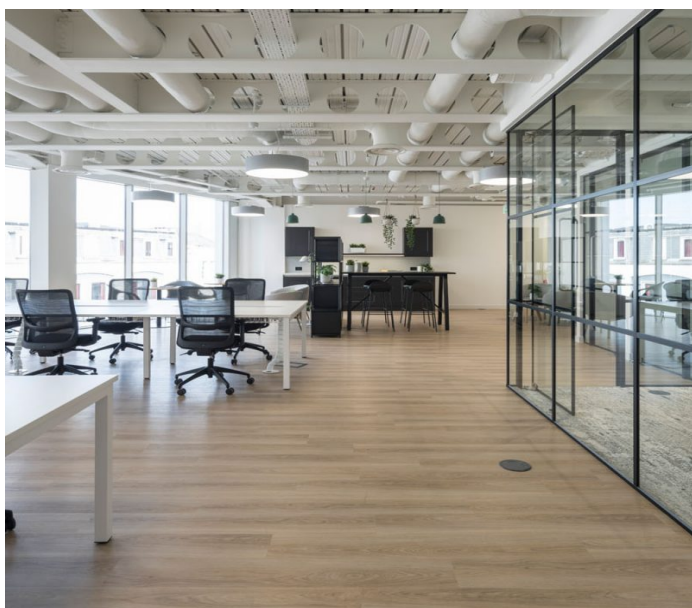


79 CLERKENWELL ROAD, LONDON
EC1

1,381 - 2,787 SQ FT



DESCRIPTION

Newly fitted out offices in the heart of Clerkenwell with feature floor to ceiling glazed walls providing excellent natural light.

The available 4th floor has been fully fitted to provide 14 work stations, meeting room, phone booths, kitchen and breakout area.

LOCATION

Located just minutes from Farringdon Station, one of London's most connected transport hubs with access to Overground and Underground services. Chancery Lane, Barbican and Holborn are also within close proximity.

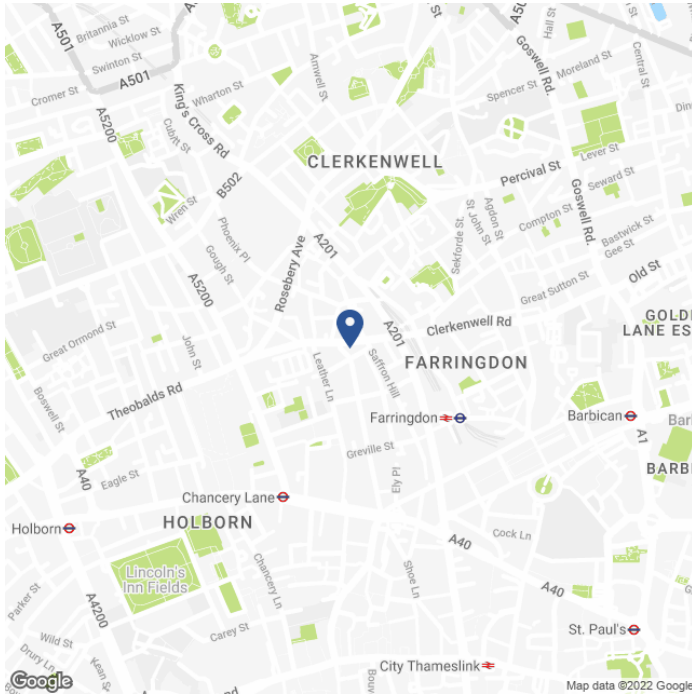
SPECIFICATION

- Newly fitted out open plan workspace.
- Fibre preinstalled for quick connectivity.
- Recently refurbished reception.
- Floor to ceiling glazed walls.
- 8 person meeting room and 2 phone booths.
- Modern kitchen.
- Air conditioning.
- Demised WC's.
- Shower facilities.
- Passenger lift.

AVAILABLE ACCOMMODATION

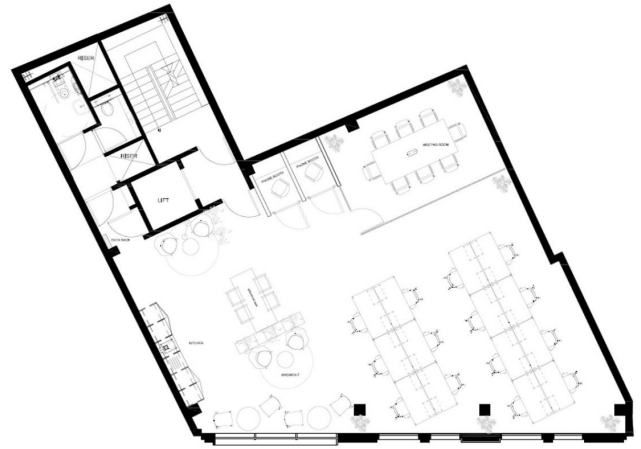
FLOOR	SQ FT	SQ M
FOURTH	1,406	131
SECOND	1,381	128
TOTAL	2,787	259

MAP



FLOOR PLAN

Proposed Fourth Floor



TENURE

Lease: New Lease for a term by arrangement direct from the landlord.

Quoting Rent: £65.00 per sq ft.

Rates Estimate: £19.78 per sq ft.

Service Charge: £13.53 per sq ft.

EPC: B46 (4th Floor).

VAT: Elected.

CONTACT

Tom Kemp
+44 (0)207 100 5555
tom@hk-london.com

Monique Kelliher
+44 (0)207 100 5555
monique@hk-london.com

JOINT AGENT

Compton
+44(0)207 101 2020