

79 CLERKENWELL ROAD  
LONDON EC1R 5AR

953 - 953 SQ FT



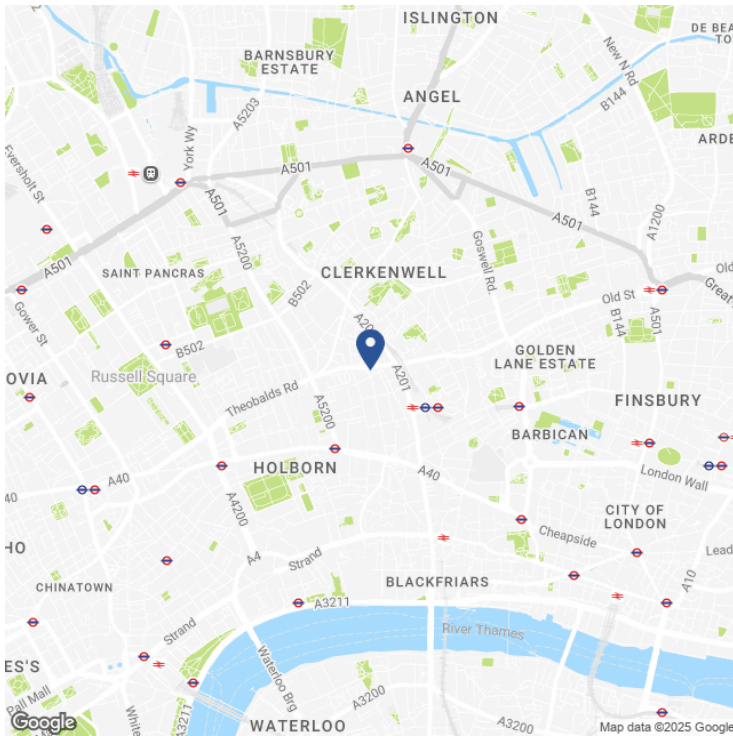
## DESCRIPTION

79 Clerkenwell Road has undergone a comprehensive refurbishment to provide best in class Landlord CAT B accommodation. The available floors have been fully fitted and furnished to provide open plan desks, meeting rooms, zoom rooms (on upper floors), kitchens and breakout areas with preinstalled fibre in situ.

Best in class end of trip facilities to include 3x showers, bicycle store with bicycle repair station, changing and locker facilities have been installed. The building also benefits from a Wellness Room and Podcasting Studio at Lower Ground level.

## 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

- Comprehensive refurbishment
- Brand new Landlord CAT B accommodation
- Preinstalled fibre for quick connectivity.
- New Daikin air conditioning
- Floor to ceiling glazing.
- Secure bicycle store with bicycle repair station
- 3x showers with changing and locker facilities
- Wellness Room at Lower Ground level
- Podcasting Studio at Lower Ground level

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
5TH	1,465	136
3RD	1,437	134
2ND	1,425	132
GROUND	953	89
<b>TOTAL</b>	<b>5,280</b>	<b>491</b>

## TENURE

<b>Lease:</b>	New lease for a term by arrangement direct from the landlord.
<b>Guide Rent:</b>	£75 per sq ft
<b>Rates Estimate:</b>	£24.61 per sq ft
<b>Service Charge:</b>	£16.16 per sq ft
<b>VAT:</b>	Elected.

## CONTACT

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## FURTHER INFORMATION

