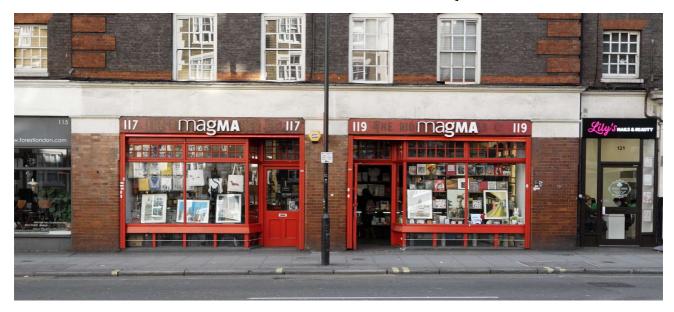


CLERKENWELL CREATIVE QUARTER



RETAIL PREMISES TO LET 117 - 119 CLERKENWELL ROAD, LONDON EC1

LOCATION

The premises are located in a prominent position on Clerkenwell Road, between the junctions of Leather Lane and Rosebury Avenue.

The property is a short walk from both Farringdon Station and Chancery Lane Station.

ACCOMMODATION

The premises benefit from having a double frontage. The space is arranged over ground and basement floors offering the following approximate areas:

Ground Floor 664 sqft Basement Floor 748 sqft

Total Area 1,412 sqft

LEASE

A new lease to be made available for a term to be agreed.

RENT

On application. Concessionary rents may be considered for operators in the creative sector.

RATES

Rateable Value £32,750

Rates Payable 25/26 £16,342 per annum

LEGAL COSTS

The incoming tenant will pay the landlords reasonable legal costs in connection with the transaction.

EPC

Available on request.

VIEWINGS

Through sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler

Email: ofowler@blb.uk.com Mob: 07900 217 624

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880