

# 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
<b>Total Area</b>	<b>1,412 sqft</b>

#### 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](mailto:ofowler@blb.uk.com)  
Mob: 07900 217 624

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