



## Lower Ground Floor Office

7 Coldbath Square, Clerkenwell, London, EC1R 5HL

### **Self-contained Offices with Fabulous Break-out Space.**

**724 sq ft**  
(67.26 sq m)

- Iconic office development.
- Contemporary private offices.
- Super-trendy break-out areas.
- Internal lift.
- Staff gardens.
- Close to the revered Exmouth Market.

# Lower Ground Floor Office, 7 Coldbath Square, Clerkenwell, London, EC1R 5HL

## Summary

<b>Available Size</b>	724 sq ft
<b>Rent</b>	£27,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Description

A fantastic opportunity to secure the very best combination for a small business enterprise with the availability of these excellent and recently refurbished lateral offices that enjoy multiple additional amenity. This recently constructed and genuinely grand office building enjoys a gated mews development and sensation of privacy and security that is hard to find in the Farringdon area.

The occupier will have the combined benefit of a self-contained open-plan office, private meeting room and the unique advantages of a superb communal kitchen and break-out area, delightful private gardens to the rear and secure off-street parking.

## Location

The building is set within a small private courtyard, moments from Exmouth Market, all set within a discreet and quiet location just off Farringdon Road and Roseberry Avenue. There is an exceptional selection of bars, restaurants and cafes in the area, including the vibrant and now iconic Exmouth Market. Both Farringdon and Chancery Lane stations are within close proximity and the recent opening of Crossrail has cemented the instant desirability of this area.

## Terms

Available Size: 724 sq ft/67.3 sq m.

Services: All main services to include Wi-Fi and Air Conditioning.

Asking Rent: £27,500 Per Annum.

Rateable Value: To be confirmed.

Rates Payable: Approximately £5,000 per annum.

VAT: To be advised.

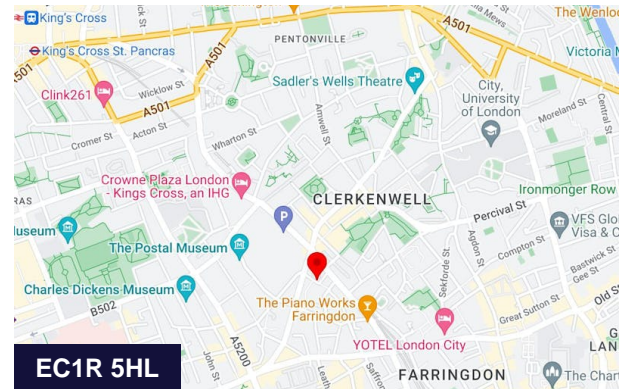
POSSESSION: Possession upon completion of legal formalities.

LEASE TERMS: A new lease granted outside of the Tenants & Landlord Act 1954 to be agreed.

LEGAL COSTS: Each party to bear their own legal costs.

VIEWINGS: Strictly by appointment with sole agents Winkworth Commercial.

Local Authority: The London Borough of Islington.



## Viewing & Further Information



**Chris Ryan**

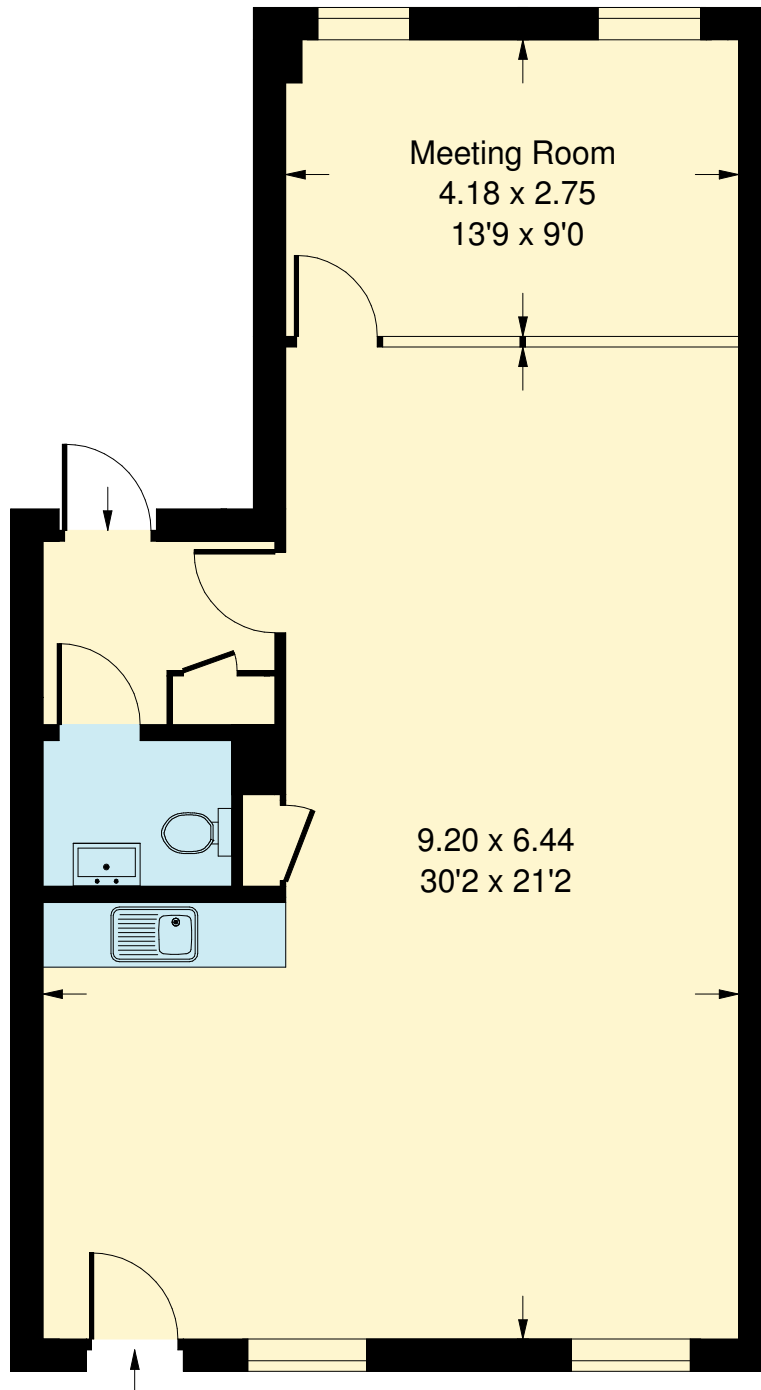
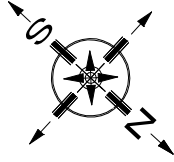
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# Coldbath Square, EC1

Approx. Gross Internal Area  
67.3 sq m / 724 sq ft



## Lower Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.