

# To Let

## Office 3,173 sq ft NIA

40 Clifton Street, London, Greater London, EC2A 4DX



### Summary

- Fitted out accommodation ready to let
- Type: Office
- Tenure: To Let
- Size: 3,173 sq ft NIA
- Rent: £42.50 per sq ft

### Highlights

- Refurbished office accommodation
- Excellent communication links
- Exceptional local amenities
- Ready with fit out in situ

## Location

The building sits prominently on the corner of Clifton Street and Worship Street moments from the amenities of Shoreditch High Street and the Broadgate Estate. The location benefits from excellent transport links minutes from Liverpool Street, Old Street, Moorgate and Shoreditch High Street stations.

## Availability

Floor / Unit	Size	Availability
3rd	3,137 sq ft	Available
1st	2,521 sq ft	Under offer

## Specification

The Part 1st floor is offered 'plug and play' with good quality fit out, furniture and cabling in situ. The Pt 3rd floor is offered open plan and benefits from meeting rooms in situ.

- Newly decorated
- Plug and play
- Excellent natural light
- Kitchenette (1st) & meeting rooms
- VAV air conditioning
- Raised floor & suspended ceilings
- Passenger lifts
- Manned reception
- Key card access
- Car parking
- New showers, lockers and bike storage facilities

## Terms

A new lease(s) is available direct from the Landlord for a term by arrangement.

## Energy Performance Rating

This property has been graded as 240(G).

## Rent

£42.50 per sq ft

## Business Rates

Rates Payable: £12 per sq ft

## Service Charge

£10.50 per sq ft



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

#### Matthew Mycock

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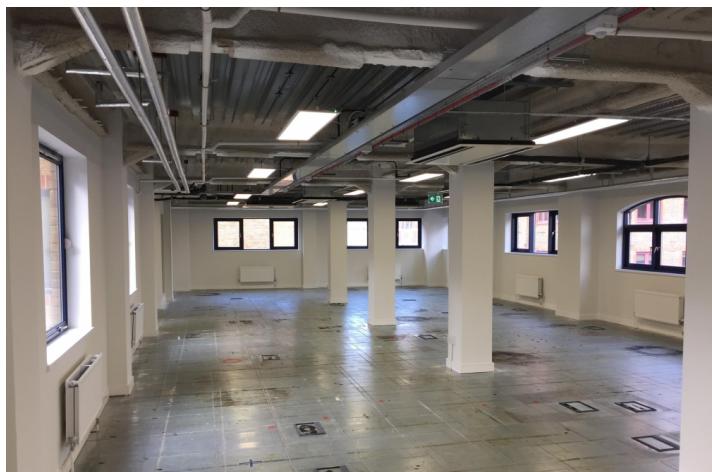
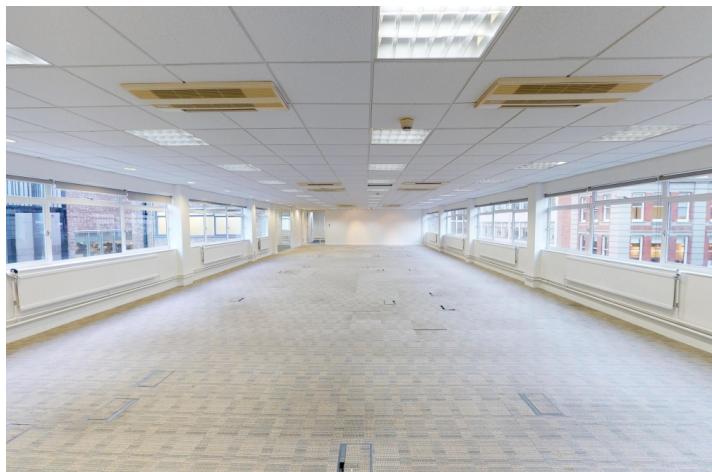
### Joint Agents

#### Catherine Alexander (Gryphon Property Partners)

t: 0203 440 9805

#### Jamie Major (Gryphon Property Partners)

t: 02034409809

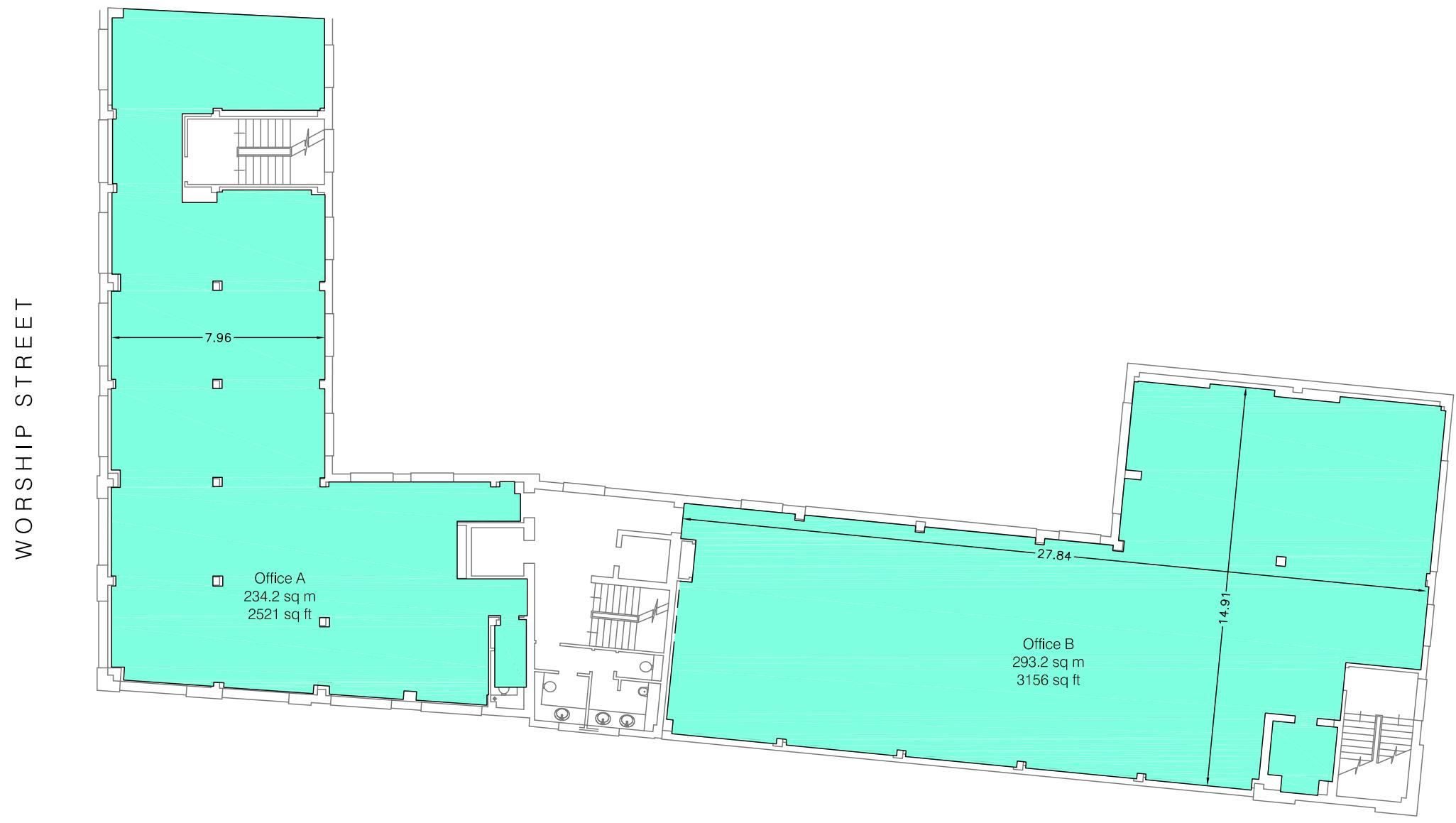


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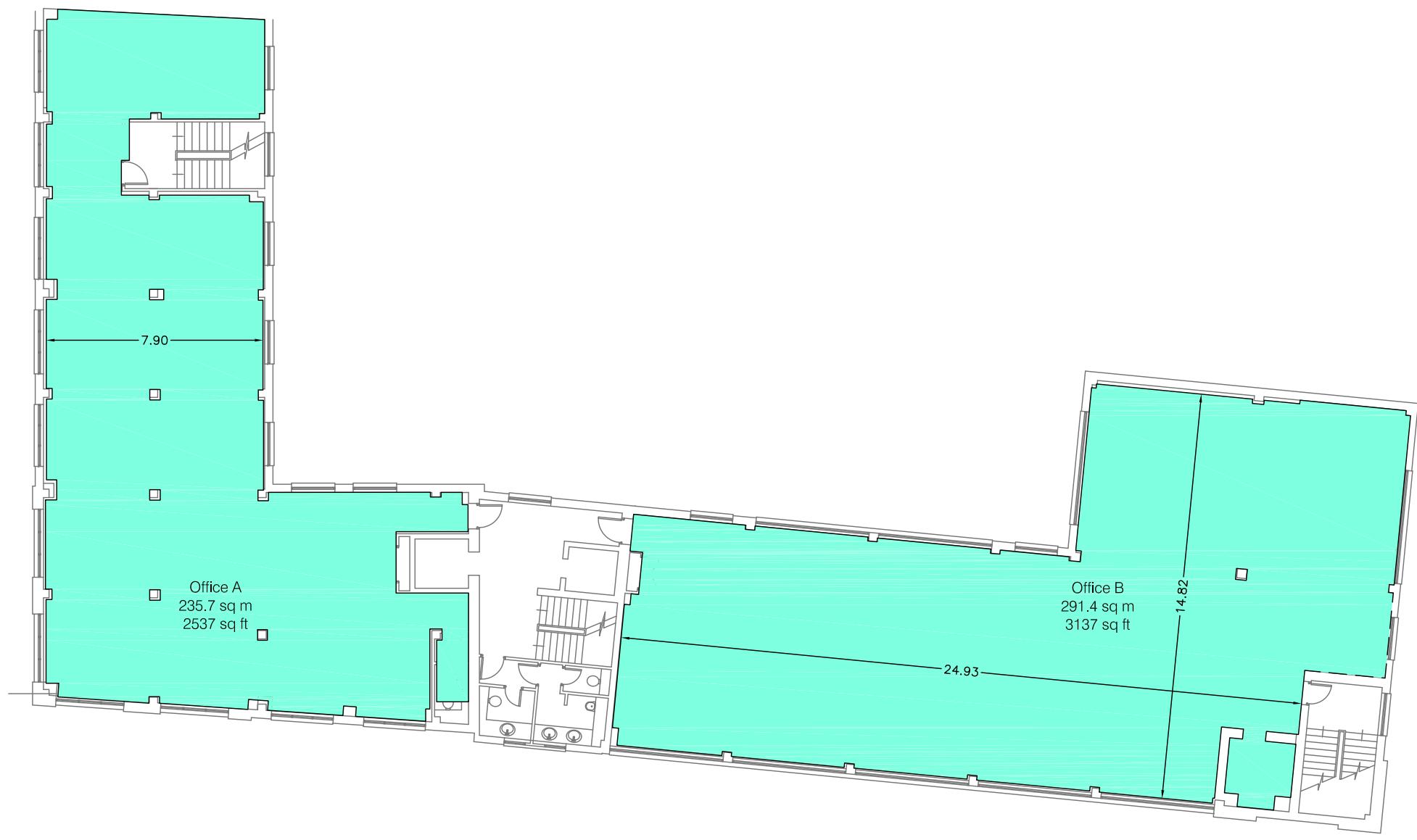


Condition of Site:  
**Occupied**  
 Vacant  
**Heavy Fit-Out**  
 Shell & Core  
 Under Construction  
 Cat A Fit-Out

Notes:  
 This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales.  
 It is held in a scaled digital CAD format.  
 Dashed line denotes assumed wall line. Wall line inaccessible at the time of survey.  
 The background data shown in grey has been produced by a Third-Party and is shown for reference purposes only. This data may not coincide with the extents of the on-site measurements.

Revisions:  
 A - Original Issue (March 2015)

WORSHIP STREET



CLIFTON STREET

Condition of Site:  
**Occupied**  
Vacant  
**Heavy Fit-Out**  
Shell & Core  
Under Construction  
Cat A Fit-Out

Notes:  
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