

To Let

31a, Great Sutton Street, London, EC1V 0NA

2,526 sq ft

- Self-contained HQ office space
- Fibre line in situ
- Excellent natural daylight
- 2 large meeting rooms
- 2 private roof terraces



Location

Located just off Clerkenwell Road, 31a Great Sutton Street is situated in the heart of Clerkenwell and is home to a wide range of creative occupiers. The immediate area benefits from a wide range of local amenities to include Exmouth Market and Clerkenwell Green.

The property is situated just a short walk from Farringdon Station which is currently serviced by the Circle, Metropolitan and Hammersmith & City Lines, as well as National Rail services. Following the introduction of Crossrail in December 2018 and the introduction of the Elizabeth Line, Farringdon will offer quicker access to the West End (4 mins), Canary Wharf (8 mins) and 3 of London's airports to include Heathrow in 31 minutes.

Barbican (Circle and District Lines) and Old Street (Northern Line and National Rail) stations are also located within walking distance, and the area is well served by local bus routes.

Description

This stylish, self-contained property offers open-plan, media style office space arranged over three floors. The accommodation offers excellent natural light, wooden flooring throughout, a fitted kitchen and demised WCs. The property further benefits from two large meeting rooms situated on the second floor, with access to private terraces and a fibre line is already fitted in the building.

The building lends itself well to a range of occupiers, including media and design brands as well as professional services companies.

Viewings

For further information or to arrange a viewing, please contact sole agents JLL London Unlimited.

VAT

The property is VAT elected.

Legal Costs

Each party will be responsible for their own legal costs.

Accommodation

The property is available as a whole from October 2018, by way of a new flexible lease direct from the landlord.

Floor / Unit	Size	Availability
Ground	977 sq ft	Available
1st	973 sq ft	Available
2nd	576 sq ft	Available

EPC

This property has been graded as 70 C.

Rent

Quoting £52.50 per sq ft

Business Rates

Rates Payable (2018/2019): £18.25 per sq ft
(based upon Rateable Value: £93,500 and UBR: 49.3p)

Service Charge

£3 per sq ft



Contacts

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