

To Let

40 Clifton Street, London, Greater London, EC2A 4DX
3,173 sq ft

- Newly refurbished
- Exposed ceilings
- Air conditioning
- Manned reception
- New showers, lockers and bike storage



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.

Specification

The Pt 3rd floor is offered newly refurbished to a creative specification with coffered ceilings and exposed services.

- Newly refurbished with exposed services
- Excellent natural light
- VAV air conditioning
- Raised floor
- Passenger lifts
- Manned reception
- Key card access
- Car parking
- New showers, lockers and bike storage facilities

Terms

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

Accommodation

Floor / Unit	Size	Availability
3rd	3,137 sq ft	Available

EPC

This property has been graded as 240(G).

Rent

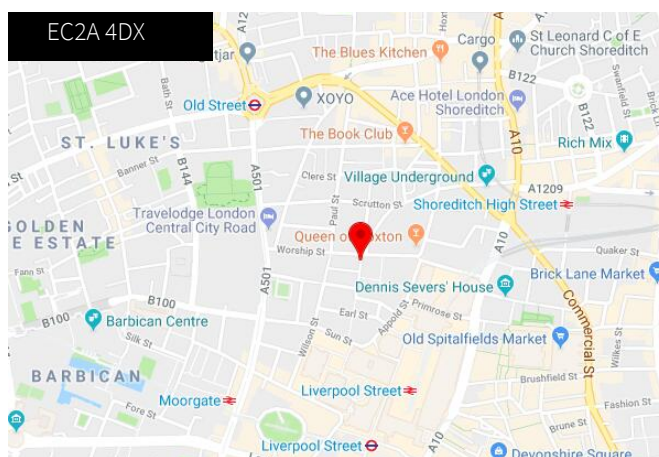
£42.50 per sq ft

Business Rates

Rates Payable (2018/2019): £13 per sq ft

Service Charge

£11.50 per sq ft



Contacts

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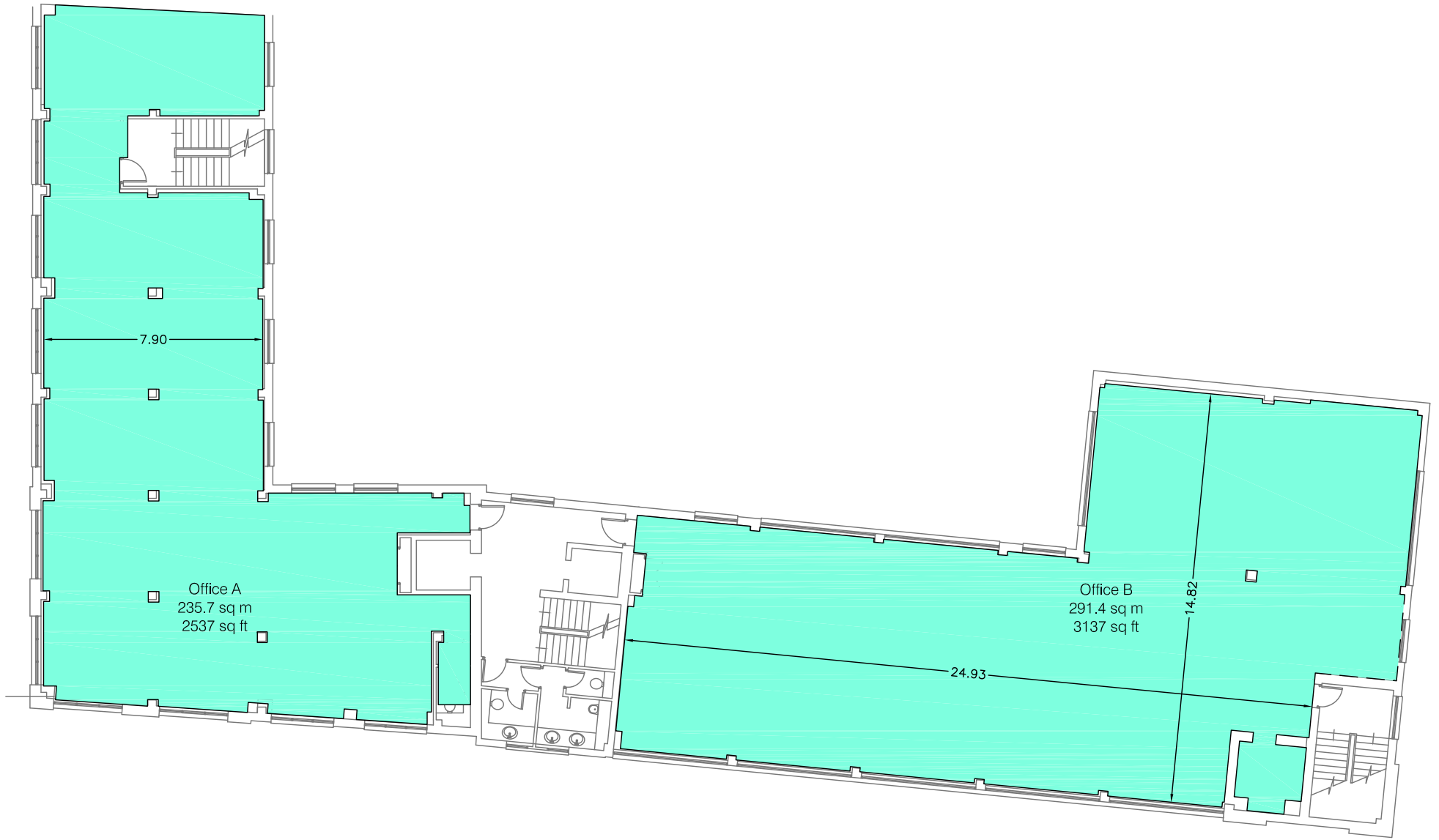
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WORSHIP STREET



CLIFTON STREET

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)