

44 – 46 Sekforde Street, Clerkenwell Green London EC1

Prime newly refurbished Clerkenwell EC1 Offices

TO LET: 1,507 – 5,821 sq ft



LOCATION

The property is located on Sekforde Street at its junction with Hayward's Place, overlooking Clerkenwell Green. The property is adjacent to the landmark Buckley Building and the well known Granger & Co restaurant.

The area is one of the most vibrant in Central London and is one of the most popular locations for tech, media and creative businesses. In addition, Clerkenwell benefits from a thriving leisure and cultural scene of bars, restaurants, shops and showrooms.

The property is very well located for transport with Farringdon and Barbican both providing access Circle/Metropolitan/Hammersmith & City lines). Chancery lane (Central line) is within 7 minutes walk and Old Street (Northern line) is 10 minute walk away. The new Elizabeth Line (CrossRail) at Farringdon is due to open in late 2018 and is within 4 minutes walk.



CONTACT US

By appointment through sole joint agents:
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DESCRIPTION

44 – 46 Sekforde St has been newly refurbished and extended to provide top quality “media style” accommodation over lower ground, ground and 4 upper floors. The refurbishment has been comprehensive, including a new top floor, new air conditioning and new shower facilities and bicycle storage facilities.

FLOOR AREAS

FLOOR	SQ FT	SQ M	RENT (PSF)	STATUS
4 th	1,335	124.0	£62.50	Available
3 rd	1,467	136.3		
2 nd	1,512	140.5	Let	Let
1 st	1,507	140.0	Let	Let
Ground	1,482	137.7	Let	Let
Lower Ground	1,075	99.9		
Total	5,821	540.8		Available

**Areas to be verified by on-site measured survey*

AMENITIES

- Newly refurbished “Media style” offices
- New exposed comfort cooling
- New perimeter Trunking
- New demised WC and shower facilities
- Self-contained 3rd/4th floor duplex
- Bicycle storage
- New passenger lift
- New 4th floor
- Views over Clerkenwell Green

TERMS

Available on new leases for a term by arrangement, directly from the Landlord.

RATES:

c.£20.00 per sq ft

S/CHARGE:

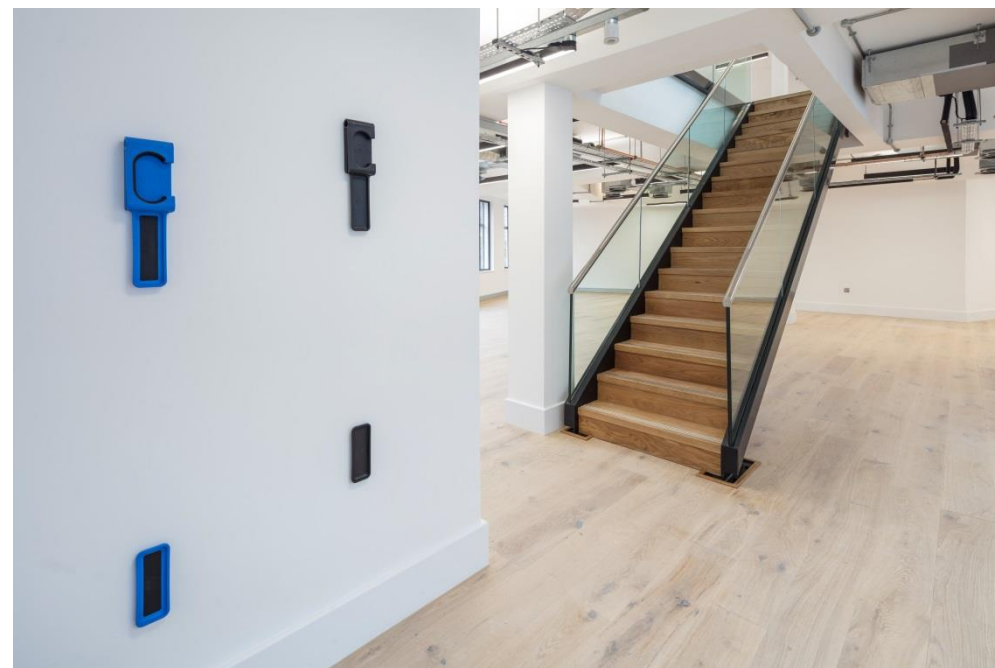
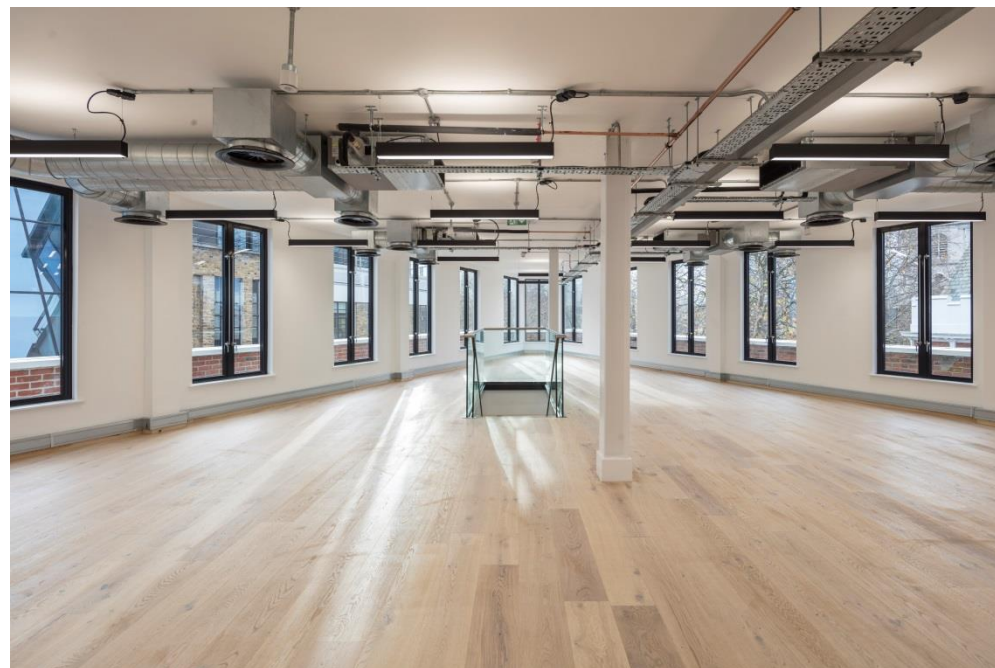
£7.29 per sq ft

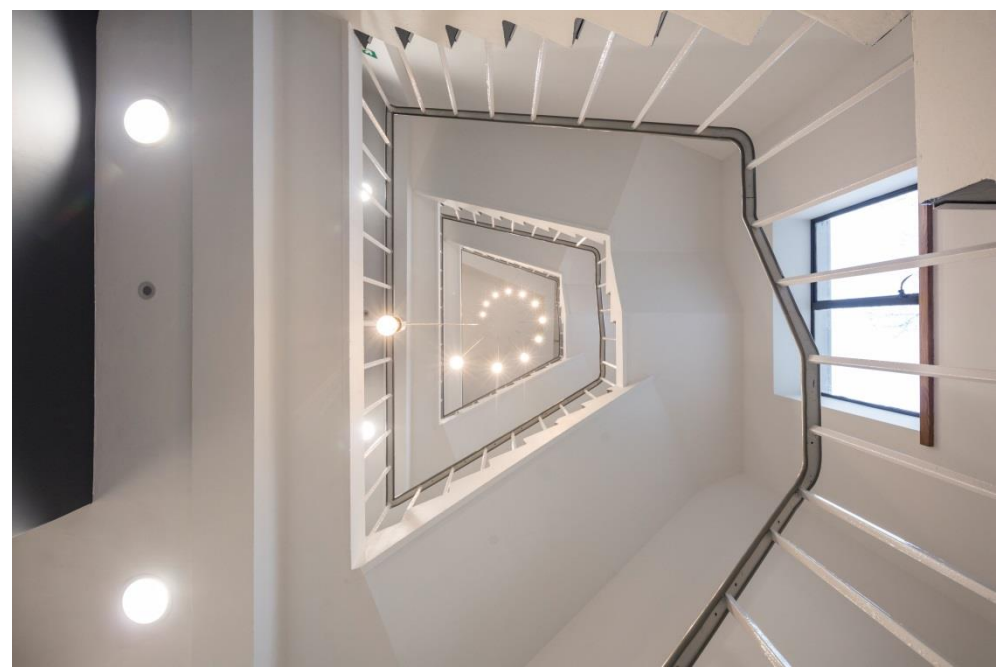
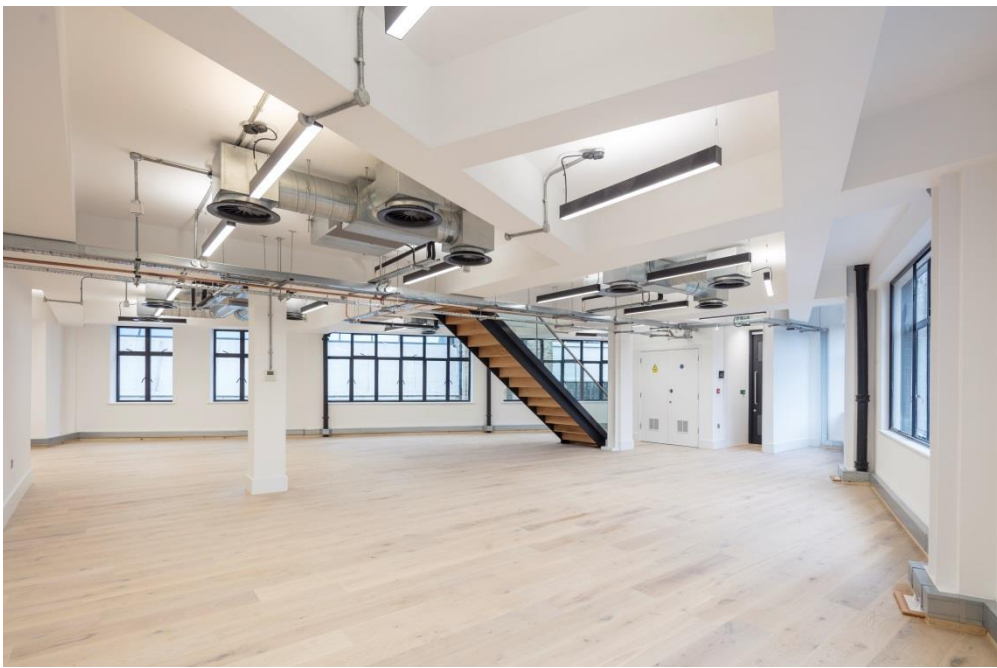
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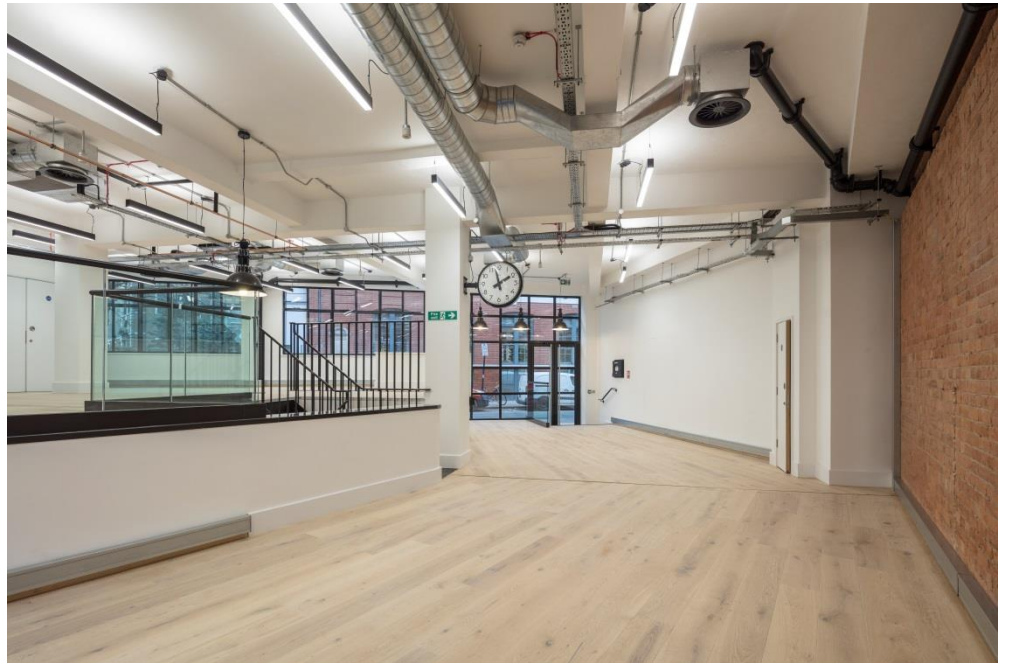
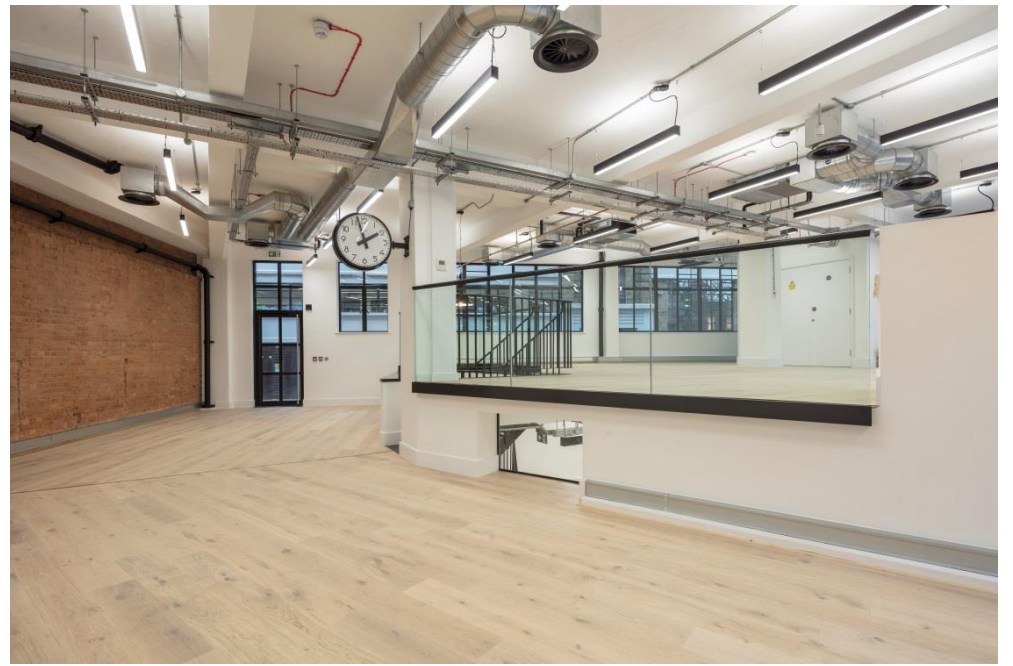
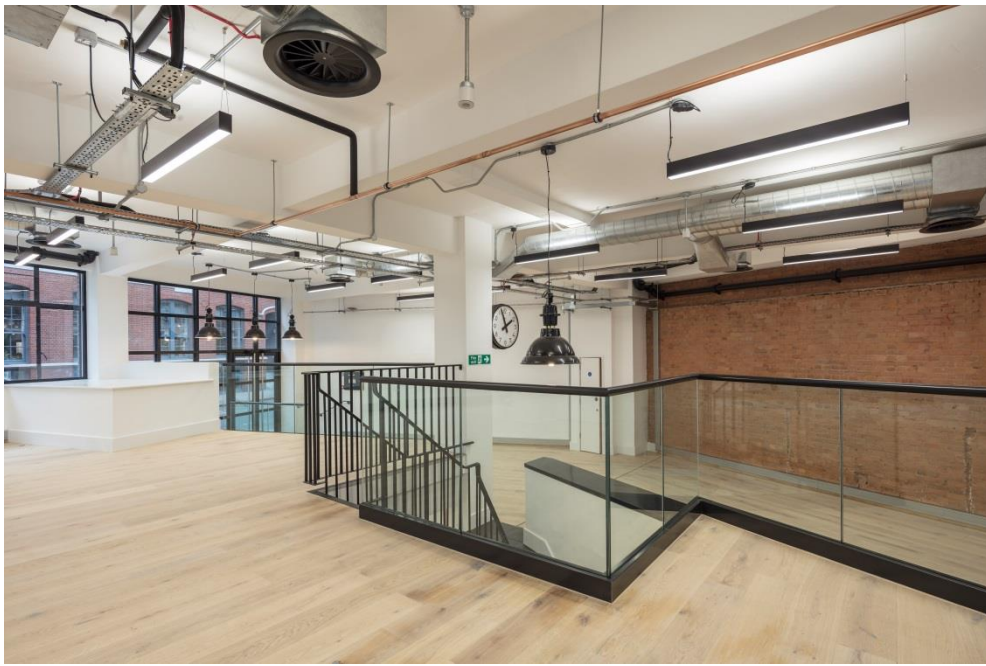
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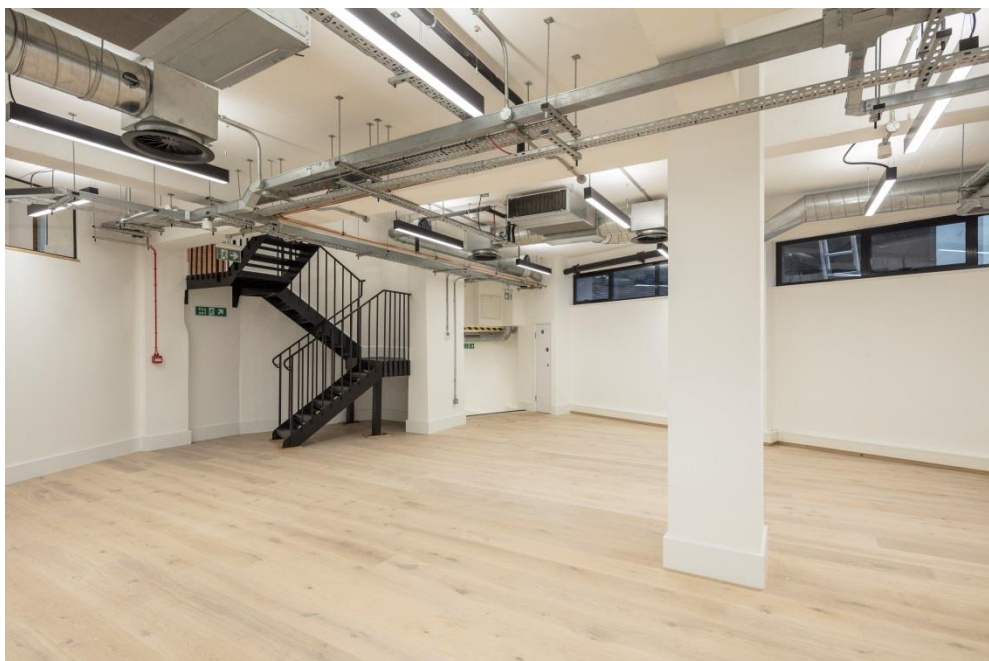
VAT:

The property is elected for VAT purposes.

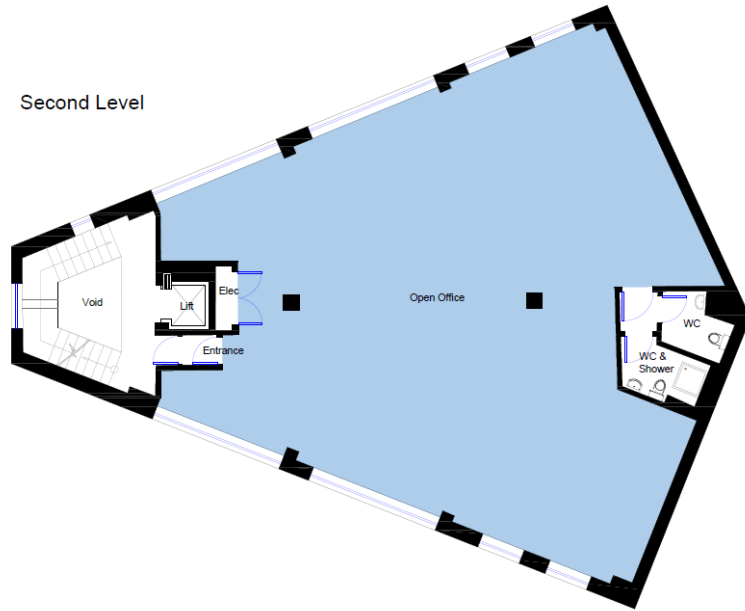




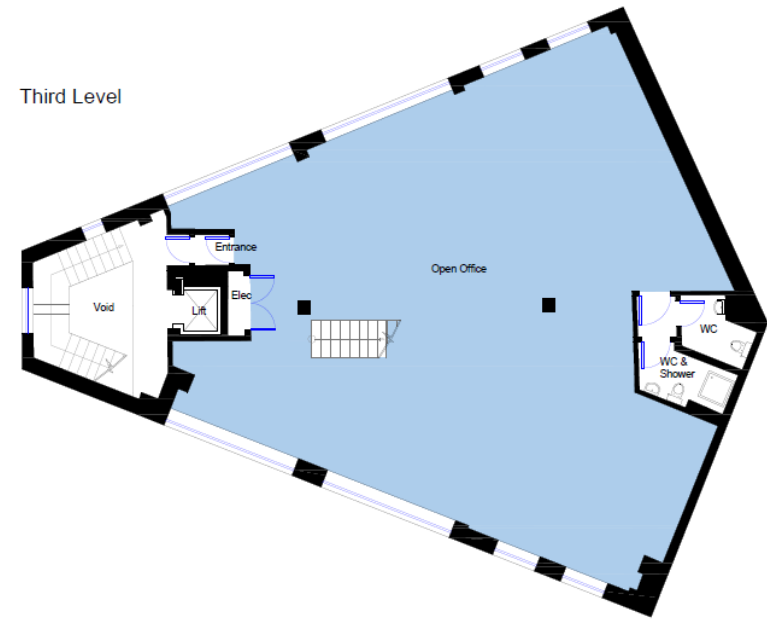




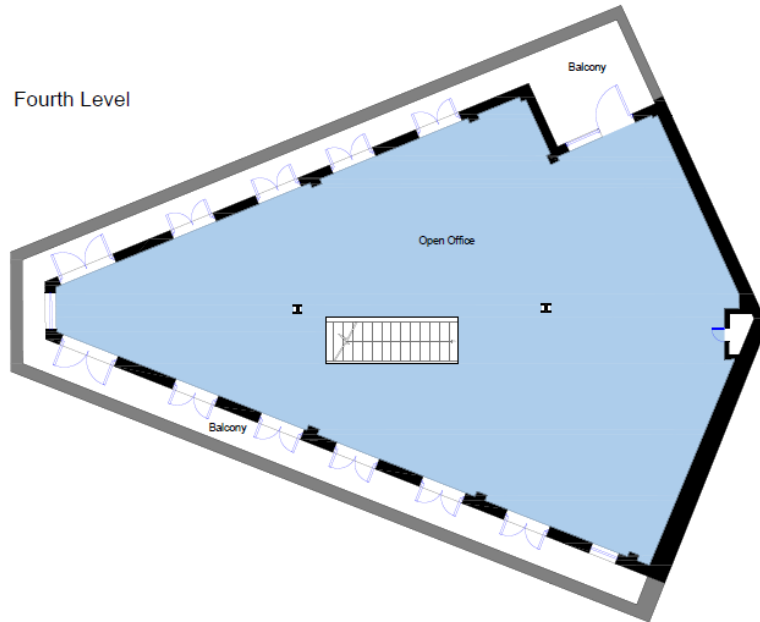
Second Level



Third Level



Fourth Level



Common parts lighting

