

8-14 Vine Hill Clerkenwell LONDON EC1R 5DX

- Newly refurbished characterful office space available for rent within this stunning converted Victorian Warehouse property
- 4th Floor | 3,433 Ft² (318.93 M²) Approx
- Rent | £69.50 /Ft² exclusive

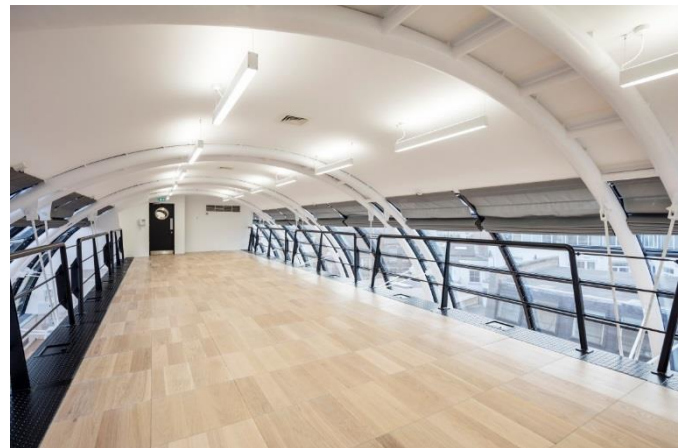
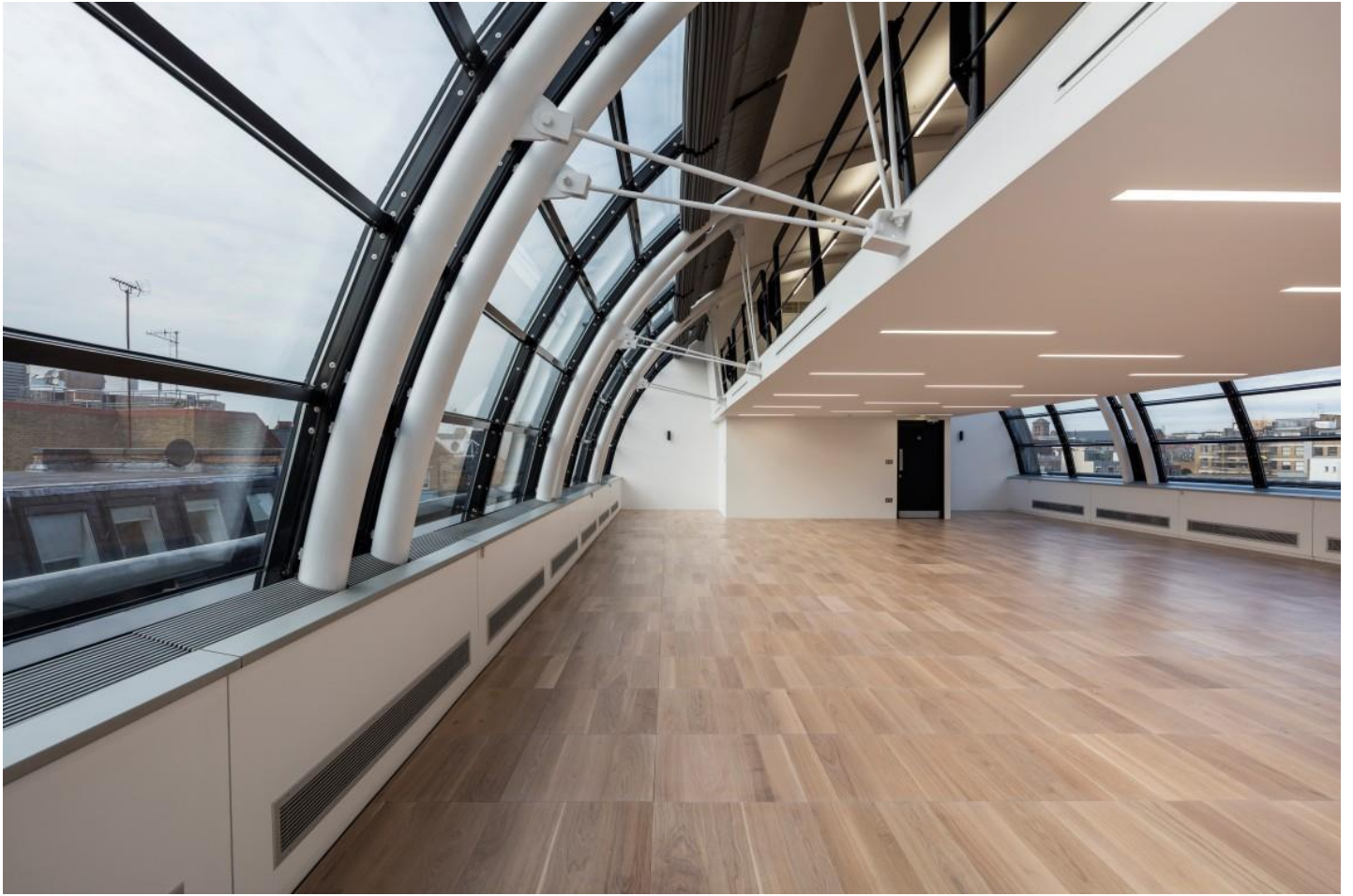
CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

020 7101 2020



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LOCATION

The building is brilliantly situated in the heart of Clerkenwell, which is considered to be one of the most vibrant and creative areas of central London. The local area is home to a plethora of exciting ground floor activity with restaurants, cafés, bars, shops and Leather Lane Street Food Market all within walking distance. The property boasts excellent transport links with Farringdon and Chancery Lane stations within a 5 minute radius.

DESCRIPTION

The 4th floor is access via the passenger lift or communal staircase and is largely open plan with an impressive mezzanine level running through the middle of the space.

The office floor has been recently refurbished to provide modern suspended lighting, new air-conditioning and modernised WC facilities. To provide further flexibility yet still maintaining a high quality and characterful design, there is a fully accessible oak wood raised floor throughout. Large curved windows spanning the front and rear elevations provide an abundance of natural daylight and volume throughout.

TENURE

Leasehold

POSSESSION

Immediately available

LOCAL AUTHORITY

The London Borough of Camden

LISTED STATUS

Not Listed

CONSERVATION AREA

Hatton Garden

LEGAL COSTS

Each party to bear their own legal costs in this transaction



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CONTACT US

All appointments to view must be arranged via sole agents Colliers International, through:

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AMENITIES

- Newly refurbished office space
- Superb natural daylight
- Generous floor to ceiling height
- New air-conditioning throughout
- Modern suspended lighting
- High quality raised oak wood flooring
- Mezzanine level
- Male & female WC facilities
- Passenger lift
- Entry-phone system
- 24 hour access
- Nearest tubes: Farringdon & Chancery Lane stations

FLOOR AREAS & OUTGOINGS

4 th Floor & Mezzai		3,433 Ft ²	
Rent /Ft ²	£69.50	Rent /A	£238,593.50
Service Charge /Ft ²	TBC	Service Charge /A	TBC
Rates Payable /Ft ²	£15.35	Rates Payable /A	£52,696.55
Total			

Prospective tenants are advised to confirm any rating liability directly with the Local Authority

VAT

This property is elected for VAT and will be applicable on all outgoing.

TENURE

Leasehold.

LEASE TERM

A new full repairing and insuring lease for a term by arrangement direct from the freeholder.

EPC

TBC

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