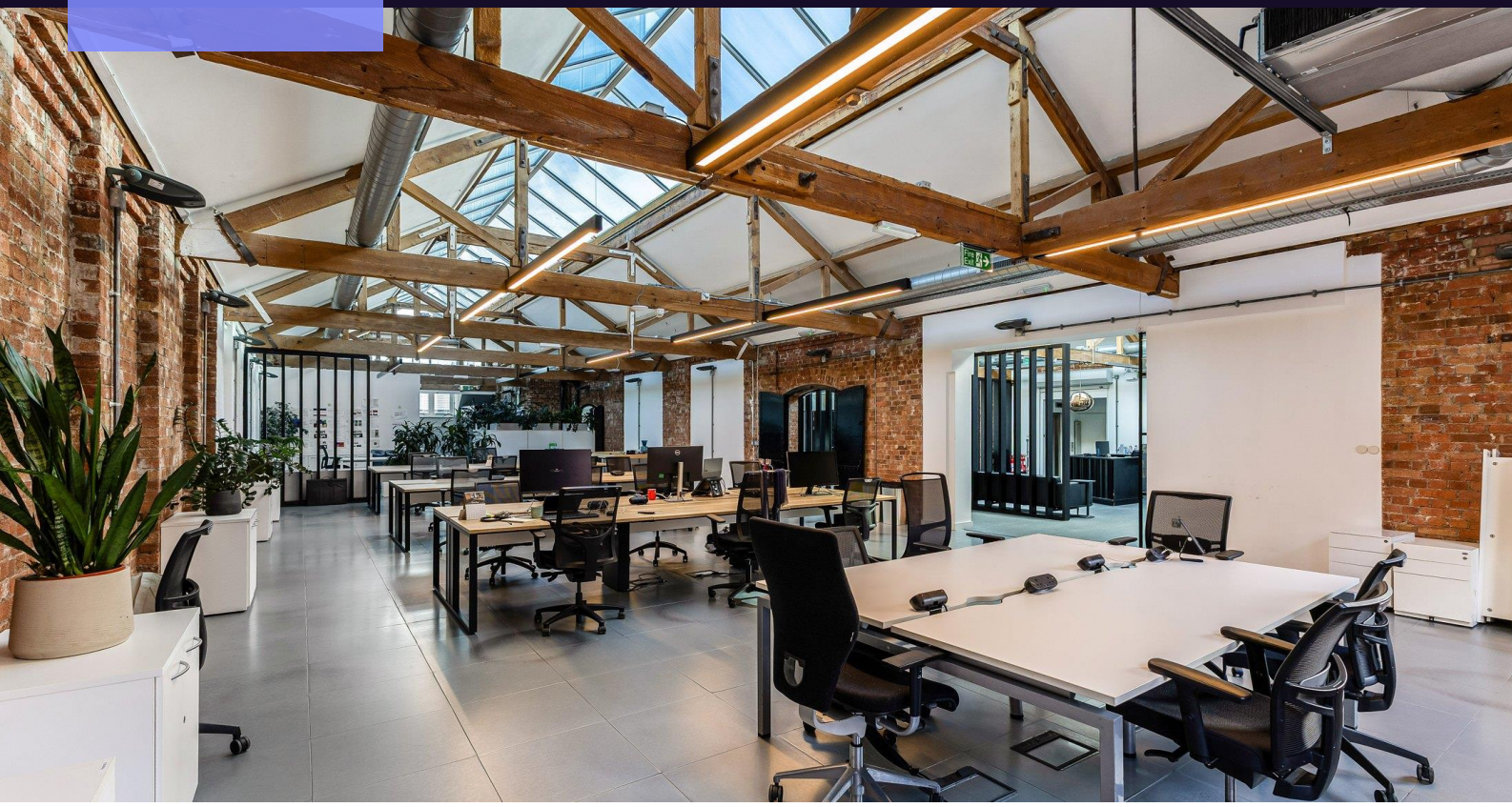
EXIT



3RD & 4TH FLOORS, NORTHBURGH HOUSE, 10 NORTHBURGH ST, EC1V 0AT

12,802 sq ft



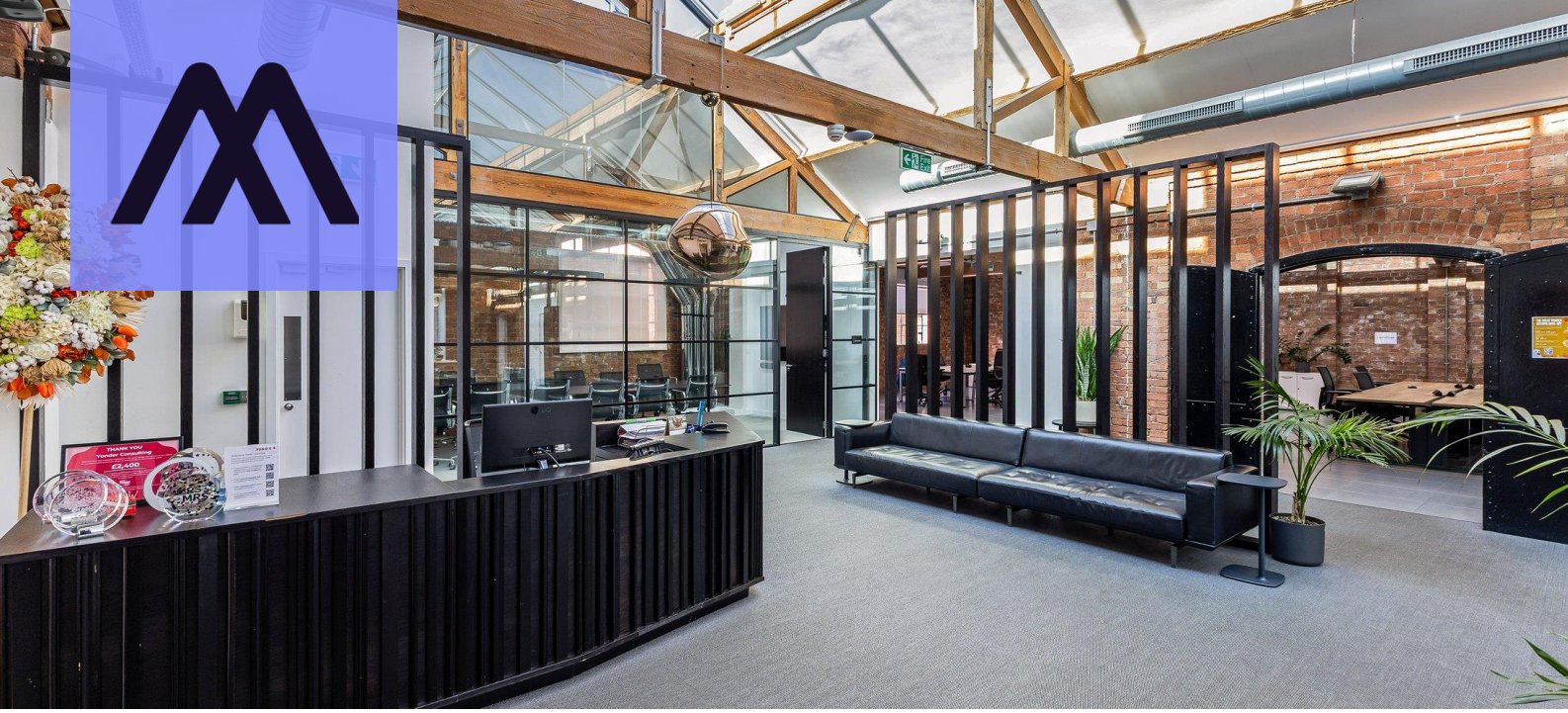


- Plug & Play
- Warehouse Style
- Great Natural Light
- Meeting Rooms
- Manned Reception
- Bike Storage & Showers

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DESCRIPTION

A fully fitted, warehouse style office over the 3rd and 4th floors of Northburgh House, situated on Northburgh Street in Clerkenwell, just a short walk from Farringdon and Barbican stations.

The space benefits from high ceilings, exposed services and great levels of natural light, especially on the top floor, with a range of meeting rooms and boardrooms.

The building is a characterful converted warehouse and comes with a manned reception, bike storage and showers.

TERM

Available by way of sublease or assignment for a term until 31st December 2028.

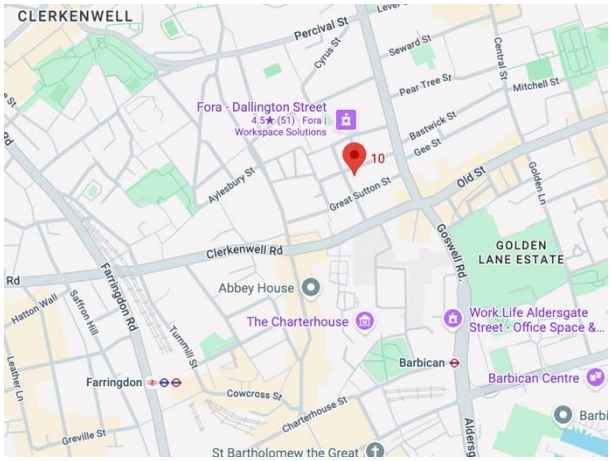
Longer terms also available via a New Lease direct with the Landlord.

Available as a whole, or, on a floor-by-floor basis.

LOCATION

Northburgh Street is superbly located in the heart of Clerkenwell, within easy walking distance of several major transport links including Farringdon station (Elizabeth Line), Barbican station, and Old Street station.

The surrounding area is long favoured by design studios, media and tech firms, offering an excellent mix of independent cafés, pubs, and restaurants.



Floor	Size (sqft)	Passing Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
3rd Floor	8,087	£61.17	£12.87	£18.46	£748,048	£62,337
4th Floor	4,715	£61.17	£12.87	£25.09	£467,398	£38,950
3rd & 4th Floors	12,802	£61.17	£12.87	£20.90	£1,215,422	£101,285



GEORGE MARMENT

Email: gpm@makingmoves.london

Tel: 07551 158 799



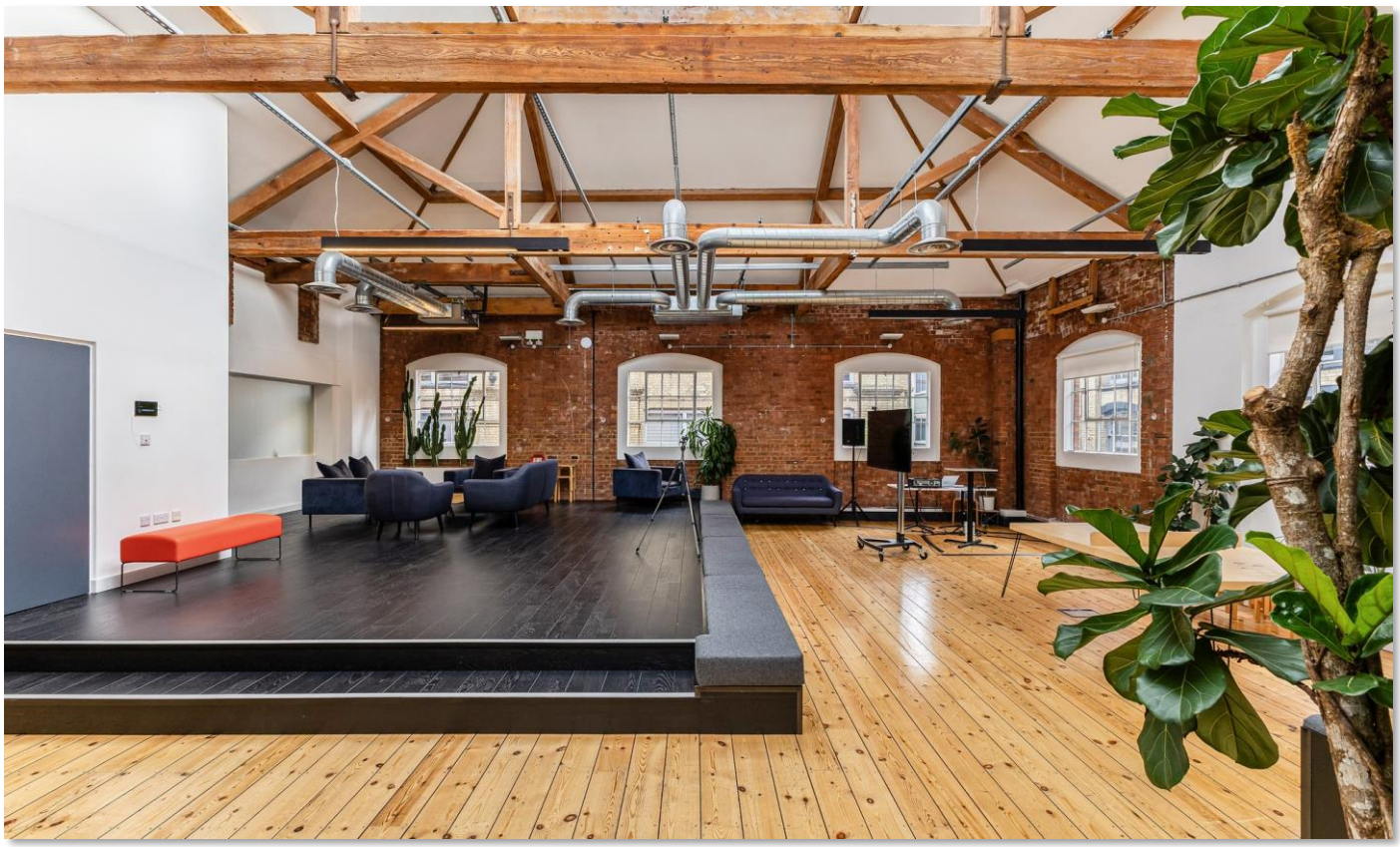
CALLUM LEE

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Tel: 07771 180 072

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EXIT

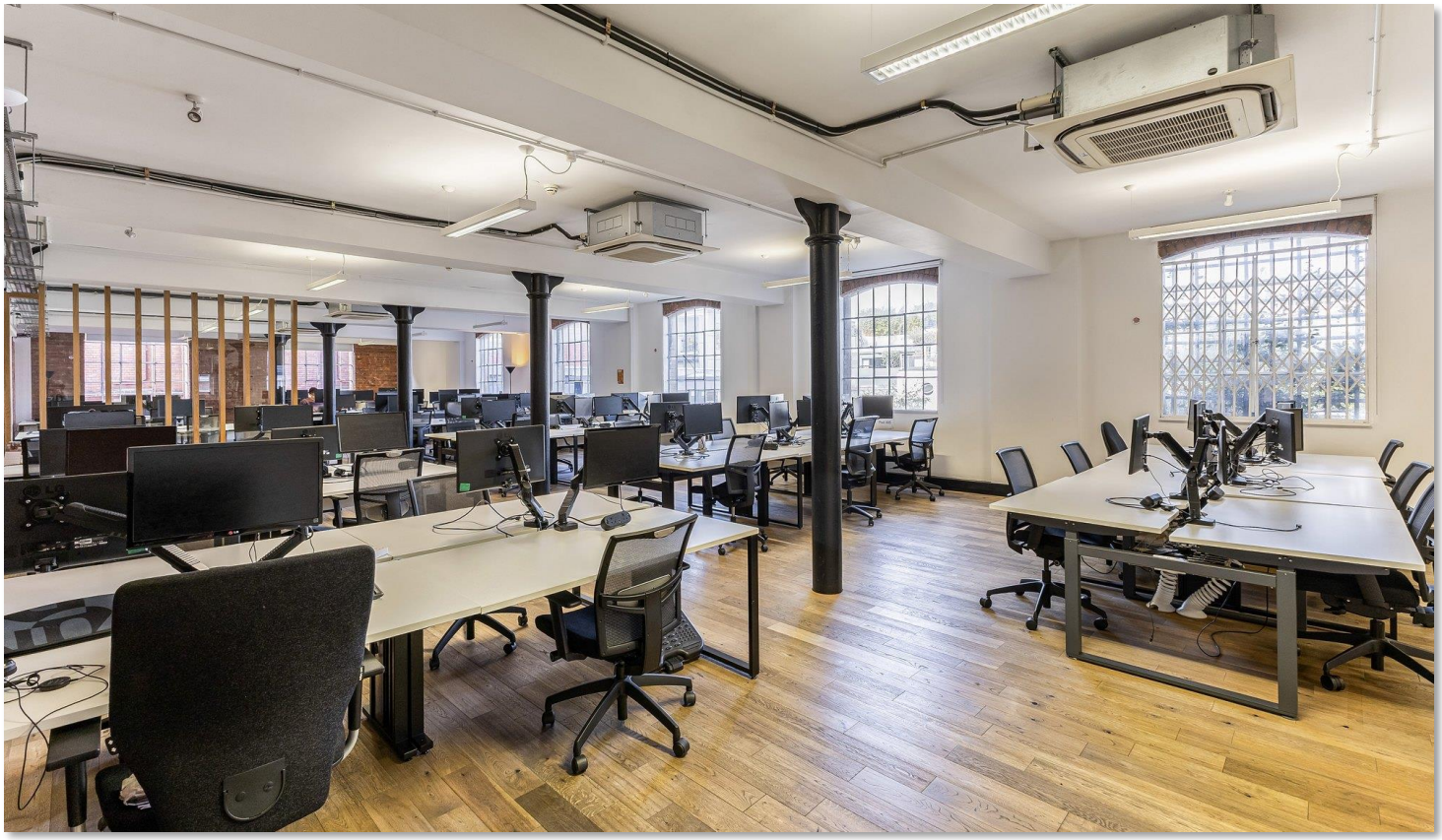






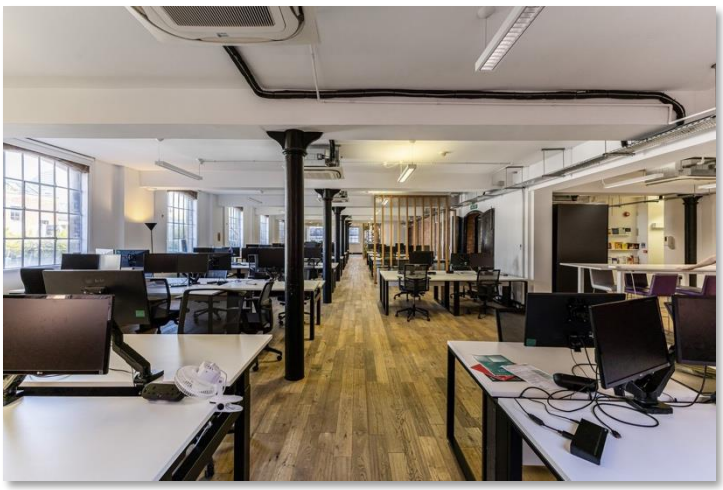


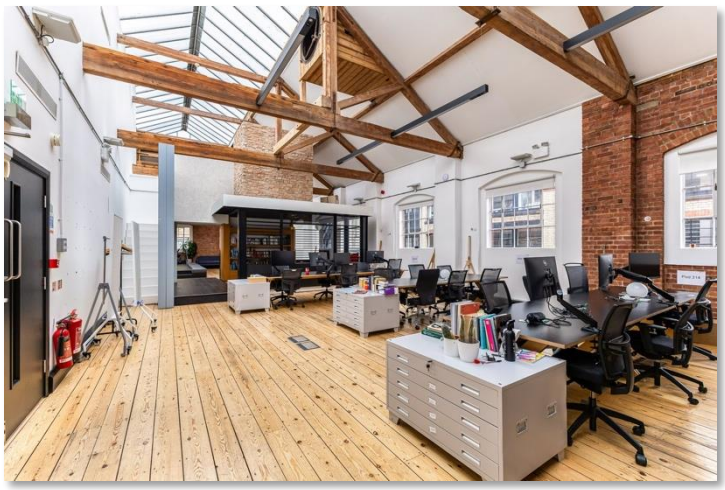






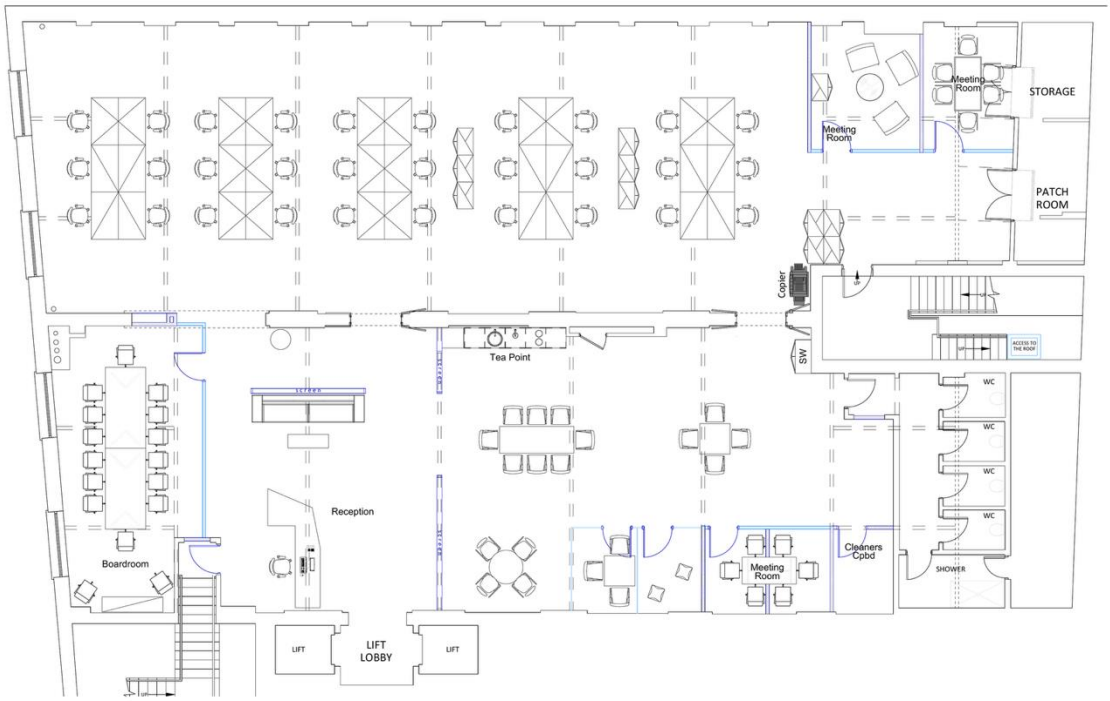








Third Floor Plan - General Layout



Fourth Floor Plan - General Layout

MAKING MOVES

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WEST END

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