

3-11 EYRE STREET HILL

CLERKENWELL, EC1R 5ET

FOREST
REAL ESTATE

TO LET / FOR SALE

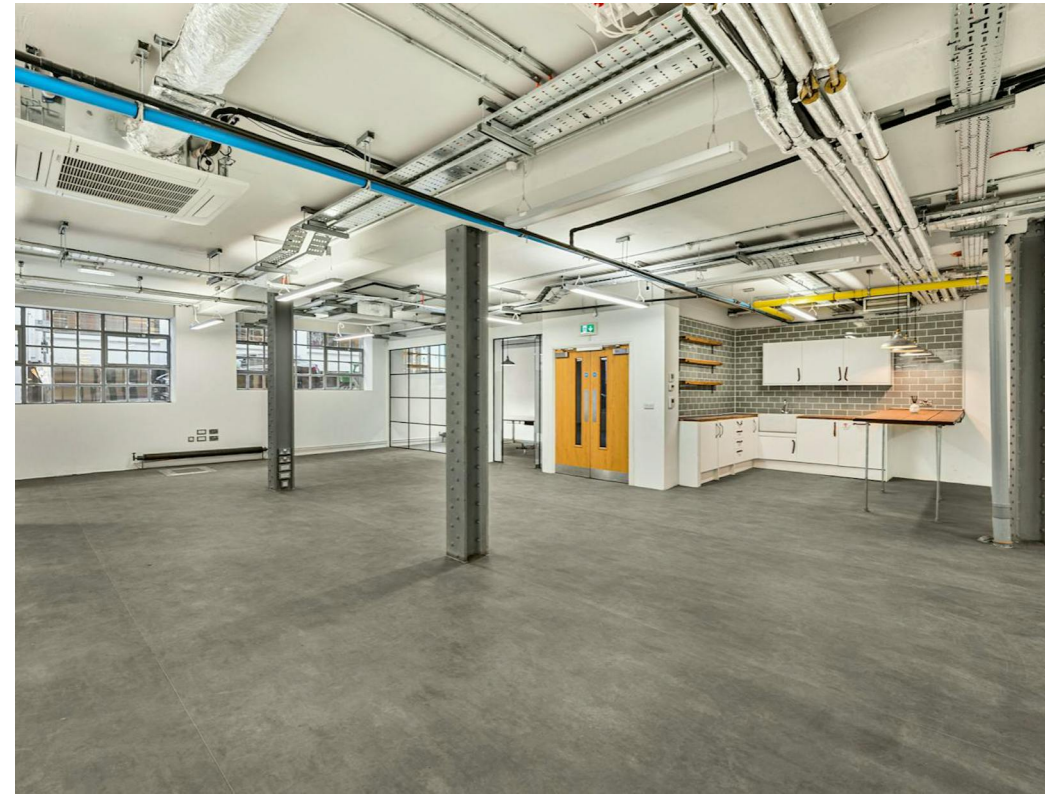
2,348 SQ FT

Excellent value self contained loft style office space for rent/sale, within close distance to Farringdon and Chancery Lane stations.

Key Features

- Character features throughout
- Exposed brickwork and cast iron columns
- Fitted Kitchen
- Crittall Style windows
- Dedicated street entrance
- Private meeting room
- Air-conditioning
- Good natural Light
- Dedicated WC's
- 24/7 Access
- Self Contained
- Good street frontage
- 2.8M Ceiling height
- Industrial style with exposed ceiling

Ground Floor, 3-11 Eyre Street Hill
Clerkenwell, EC1R 5ET



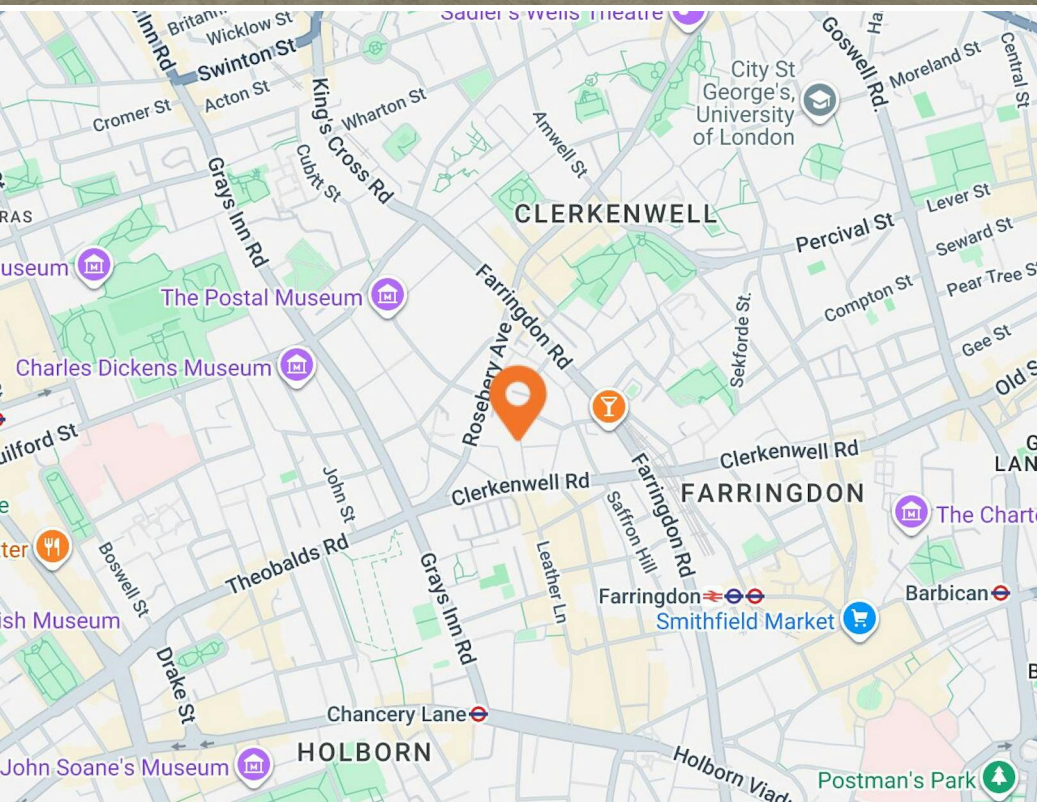


Description

The accommodation is arranged on the ground floor of this attractive former Victorian warehouse style building. The self-contained floor has the benefit of a dedicated street entrance together with good street frontage. The accommodation retains a wealth of character features, including exposed brickwork, original cast iron columns and distinctive Crittall-style windows. The open plan layout offers a versatile working environment, ideally suited for a mix of occupiers including office, showroom and wellness related uses.

Location

The property is situated on the west side of Eyre Street Hill, immediately to the north of its Junction with Clerkenwell Road. Farringdon Station (Overground, Elizabeth, Circle, Hammersmith & City & Metropolitan lines and Chancery Lane Station (Central Line) are located approximately 7 minutes walking distance away. The immediate location offers a diverse mix of retail and leisure amenities, including Leather Lane market, with its street food, retail and cafes only moments away from the property. Exmouth Market is also located nearby.





Availability

Lease	New Lease
Rent	£70,000 per annum
Price	Offers in excess of £990,000
Rates	N/A
Service Charge	£12,000 per annum
VAT	On application
EPC	On application

Contact

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