

Compton

Clerkenwell

15-27 Gee Street
EC1V 3RD

Refurbished self-contained 2nd floor office space for lease in the heart of Clerkenwell, which is partially fitted and can be fully fitted

For Rent
5,637 ft²

020 7101 2020
compton.london



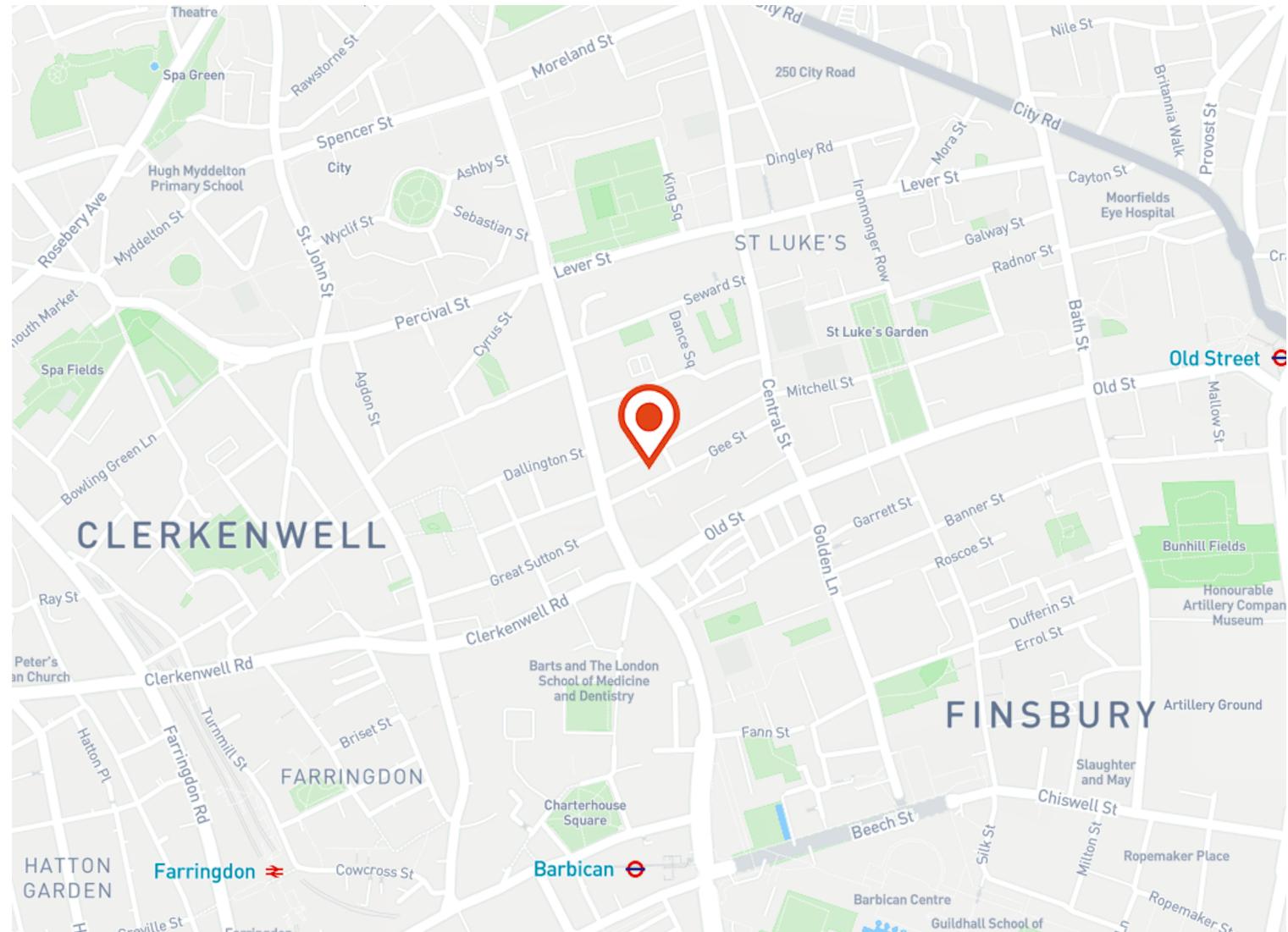
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Location

Set in Clerkenwell's showroom district, Gee Street has amassed a comprehensive collection of showroom and office occupiers. The immediate surrounds are home to a number of coffee shops and cafés providing an array of amenities.

The space is equidistant between Old Street station and Farringdon Station, providing exceptional access for commuters.

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Fitted CGI

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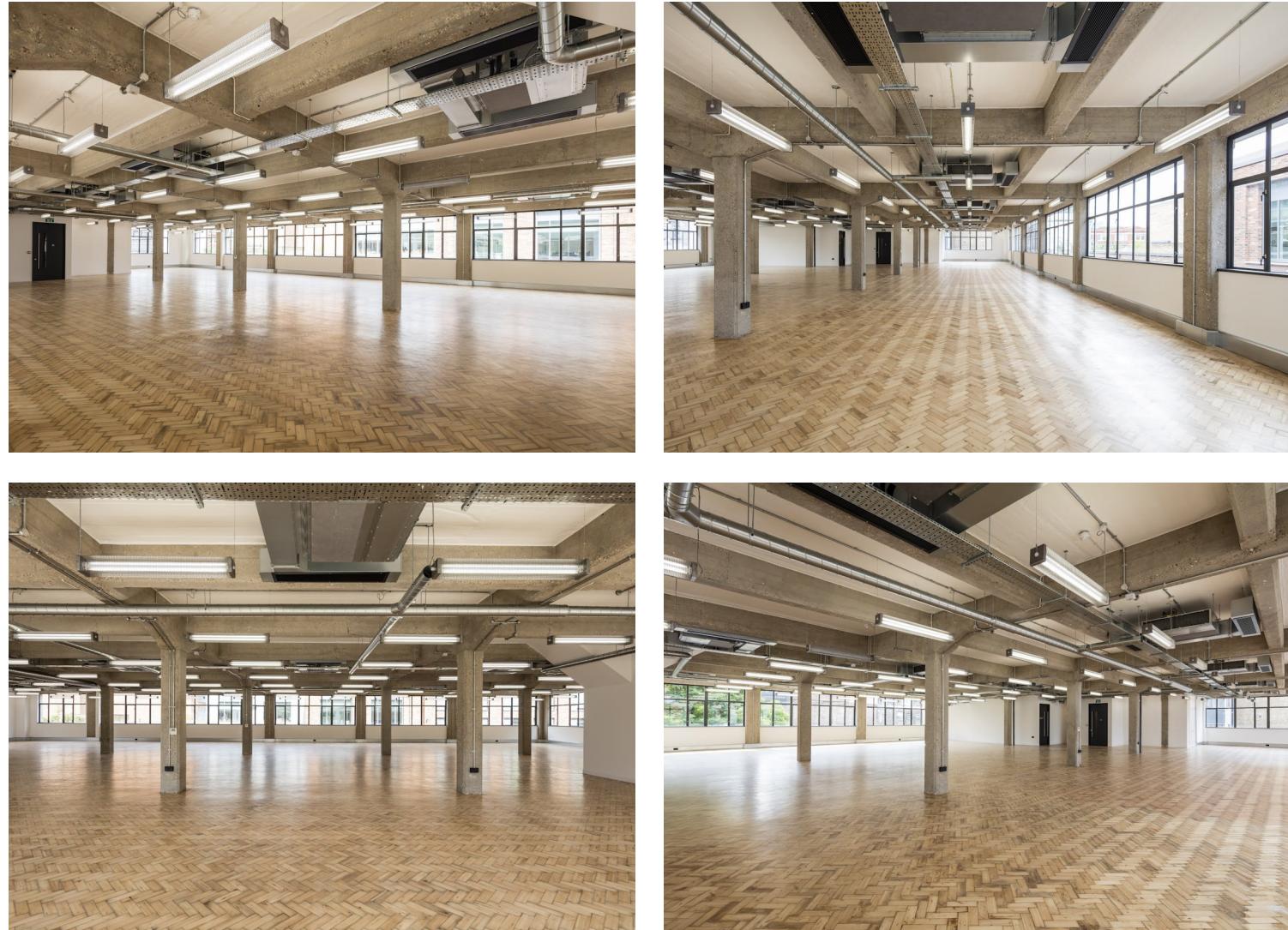
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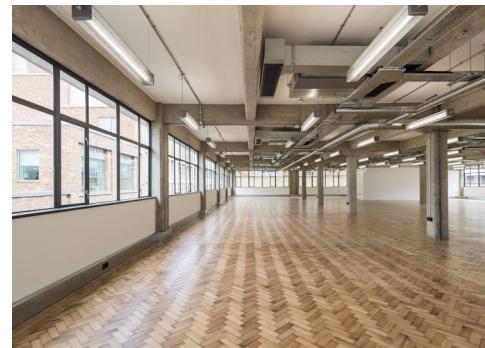


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Amenities

- 2nd floor has been newly refurbished
- The space also benefits from 3 meeting rooms, a new kitchenette and can be fully fitted subject to terms
- Warehouse-style building
- Comprehensively refurbished throughout
- Close proximity to Farringdon, Barbican and Old Street Stations
- Generous floor to ceiling height with natural light on all 4 elevations
- Daikin VRF system
- Lift access
- Self-contained entrance from Gee Street
- Demised WC, bike storage and shower facilities

Description

The 2nd floor is fitted with meeting rooms, a new large kitchen/ break out area and can be fully fitted subject to terms. Despite being newly refurbished, the units still retain elements of their warehouse character including exposed services and wood flooring. The spaces also benefit from fantastic ceiling height and an abundance of natural light with windows spanning the perimeter.

The 2nd floor has its own self-contained entrance from Gee Street with lift access and also benefits from demised WC, bike storage and shower facilities.

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Content

Watch the film



View on Website



Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord.

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority

The London Borough of Islington

Timing

Available now

Viewings

Viewings via joint agents:

Compton - 020 7101 2020 or Belcor - 020 7375 3444

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
2nd	5,637	£62.50	£22	£3.24	£87.74	£41,215.87	£494,590.38	Available

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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