

Compton

*For Rent*  
15-27 Gee Street  
Clerkenwell EC1

Self-contained, refurbished & fully fitted 2nd floor office space for lease in the heart of Clerkenwell.

## For Rent

15-27 Gee Street  
Clerkenwell EC1V

### Size

5,637 Ft<sup>2</sup>

### Rent

£62.50 per sq ft

### Fitout

Fitted. Fully-fitted space

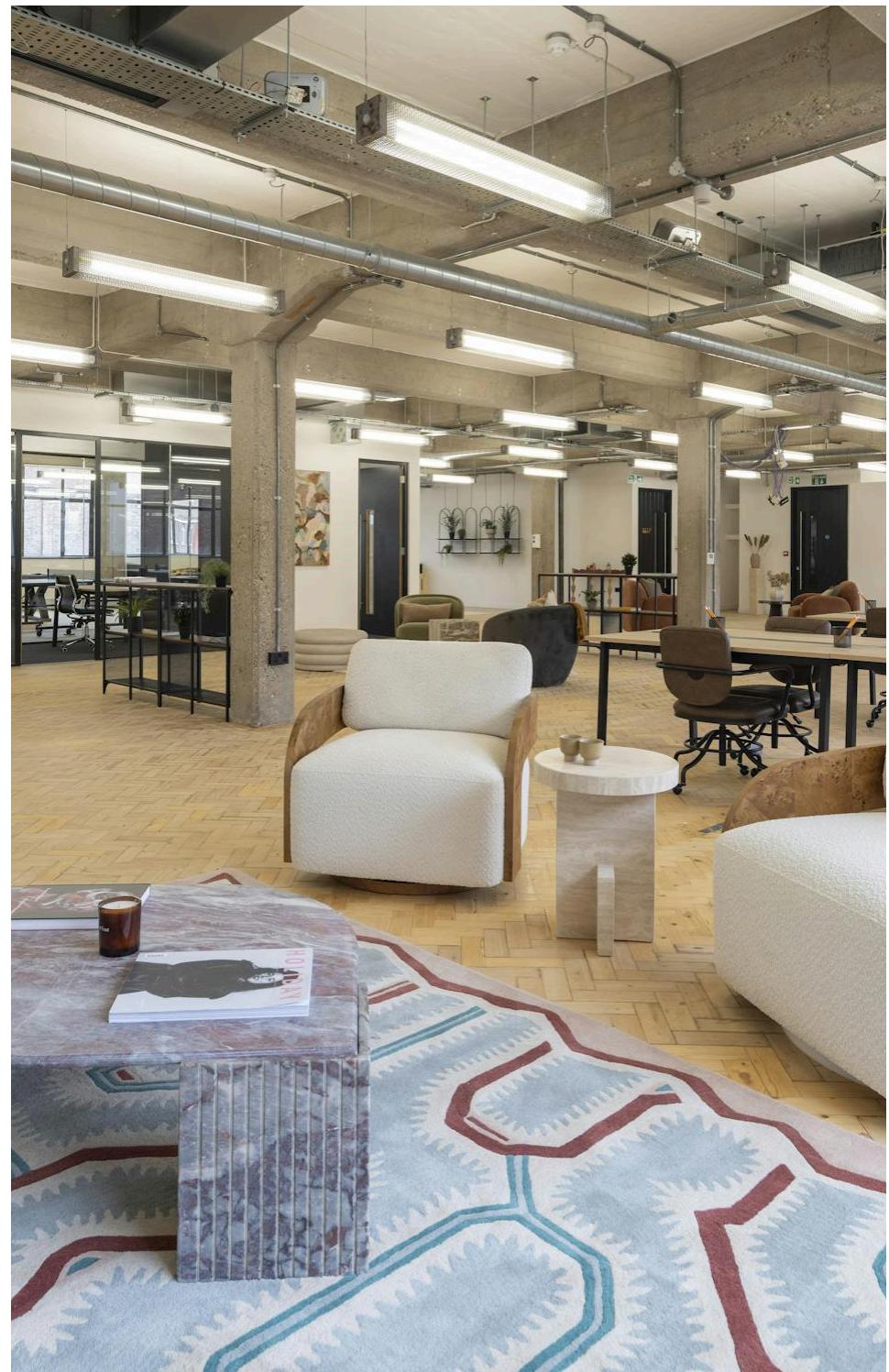
### Description

The 2nd floor is fully fitted and includes meeting rooms and a new large kitchen/ break out area.

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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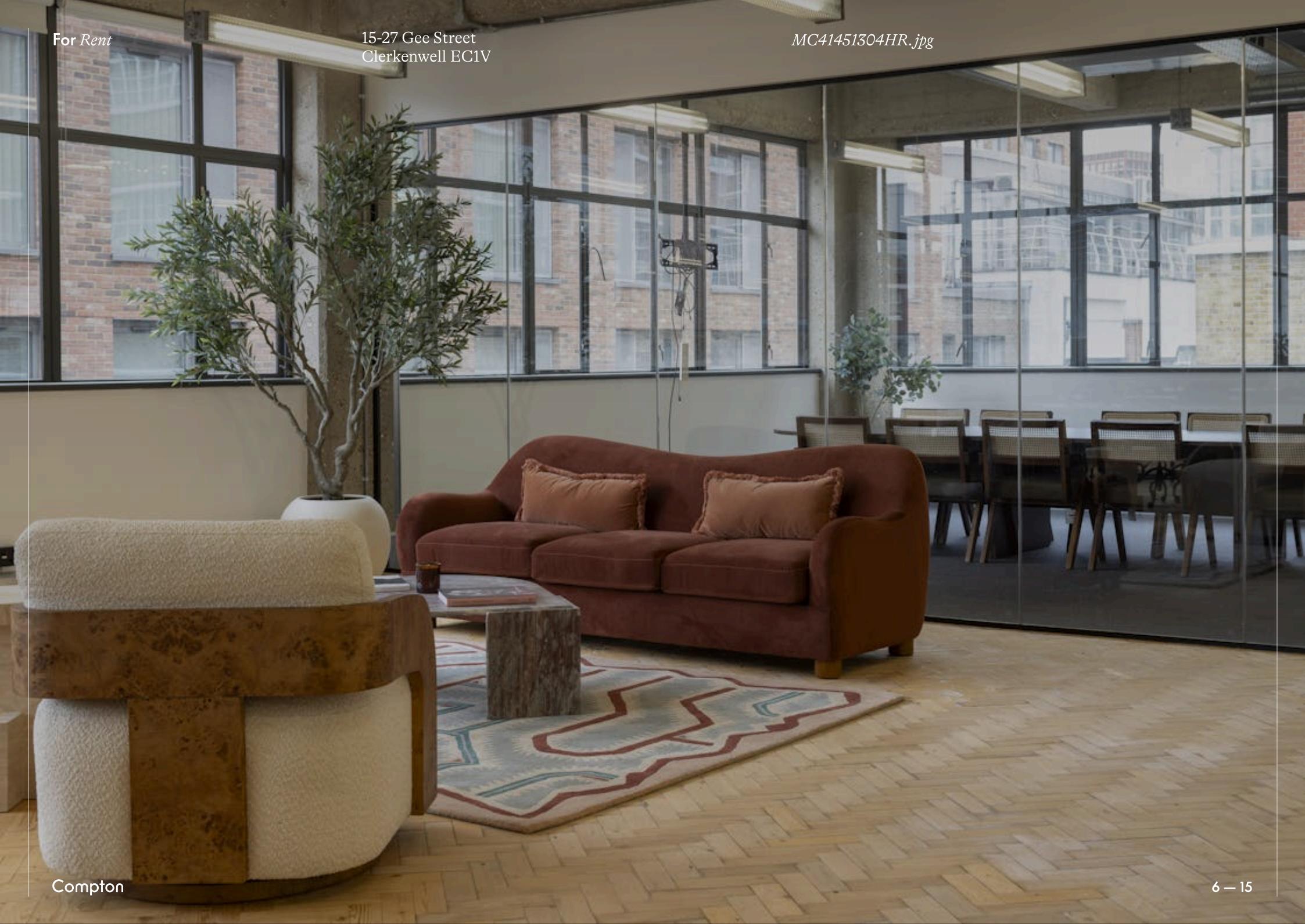
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For Rent

15-27 Gee Street  
Clerkenwell EC1V

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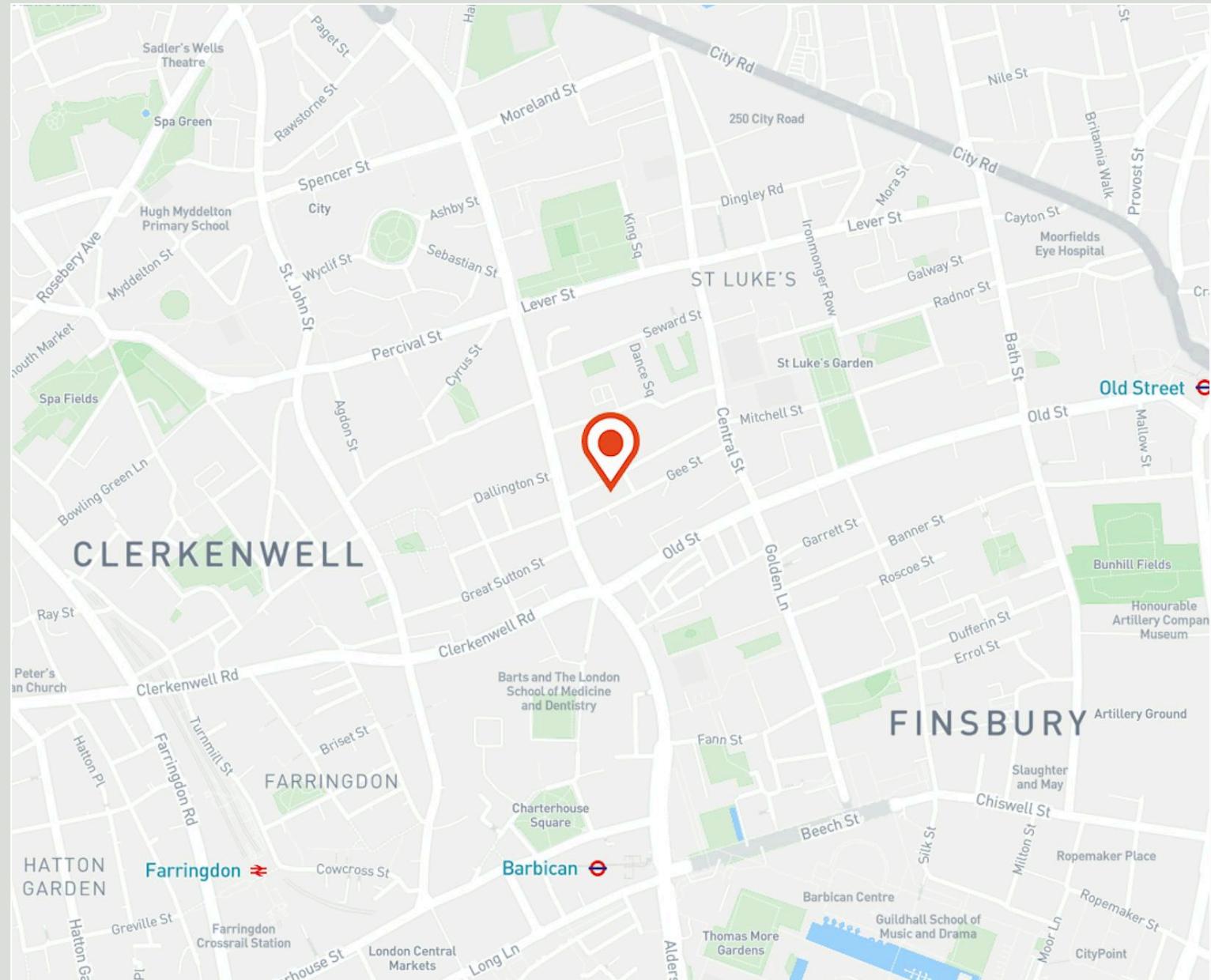
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7 – 15

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 cafes providing an array of amenities.

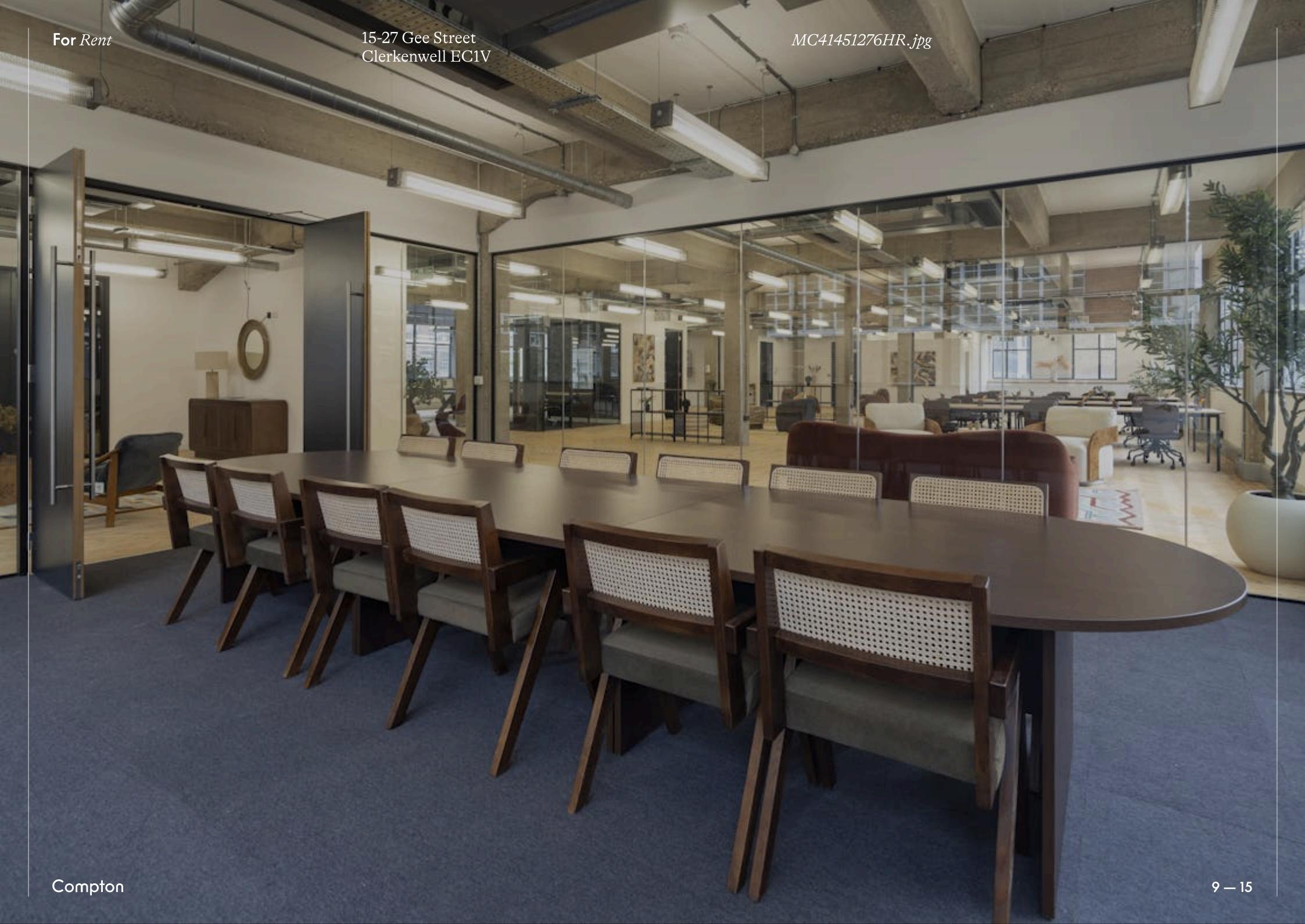
The space is equidistant between Old Street station and Farringdon Station, providing exceptional access for commuters.



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## Amenities

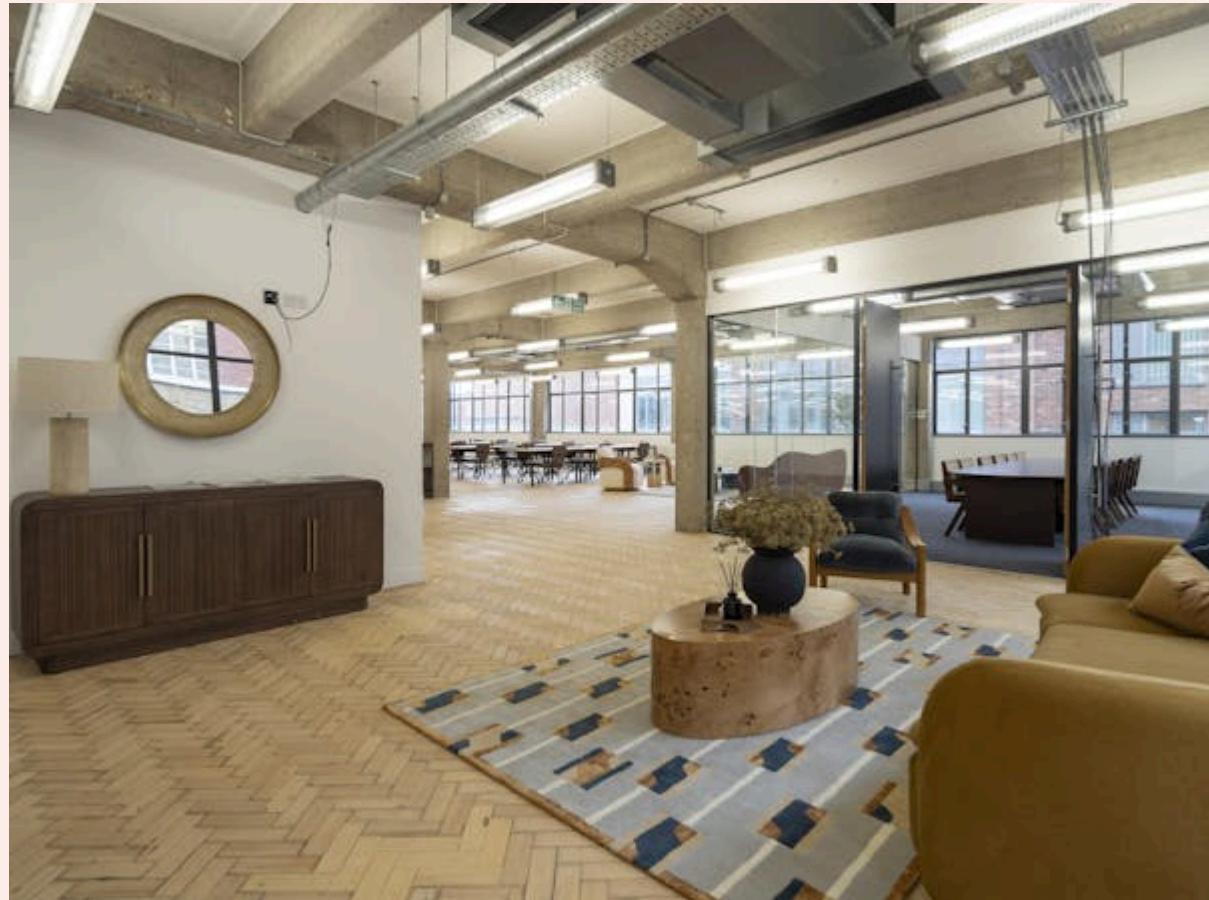
- 2nd floor has been newly refurbished
- Fully fitted
- 3 meeting rooms
- New kitchenette
- Warehouse-style building
- Close proximity to Farringdon, Barbican and Old Street Stations
- Generous floor to ceiling height with natural light on all 4 elevations
- Daikin VRF system
- Lift access
- Self-contained entrance from Gee Street
- Demised WC, bike storage and shower facilities



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Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total / Sq Ft	Total Month	Total Year	Availability
2nd	5,636	£58	£22	£3.24	£83.24	£39,095.05	£469,140.64	Let

#### 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

#### Tenure

New Lease

#### VAT

Applicable

#### Compton Concierge

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#### Content

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



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