

# NEWLY REFURBISHED PENTHOUSE OFFICE SUITE AVAILABLE



**72-82 Rosebery Avenue, Clerkenwell, EC1**

**JOSH PERLMUTTER**

Tel: 020 7831 8311

Mob: 07814 699 096

[josh@richardsuskind.com](mailto:josh@richardsuskind.com)

**JONATHAN FRANKS**

Tel: 0207 831 8311

Mob: 07796 692 665

[jonathan@richardsuskind.com](mailto:jonathan@richardsuskind.com)

## PROPERTY

Nearest Tube Stations: Farringdon & Angel

- Newly refurbished penthouse unit
- Converted Warehouse building
- Fully accessible raised flooring
- Comfort cooling
- Modern suspended lighting
- 24 hour access
- Moments from Exmouth Market
- Good floor to ceiling height
- Male & Female WC's
- Shower facilities
- Passenger lift

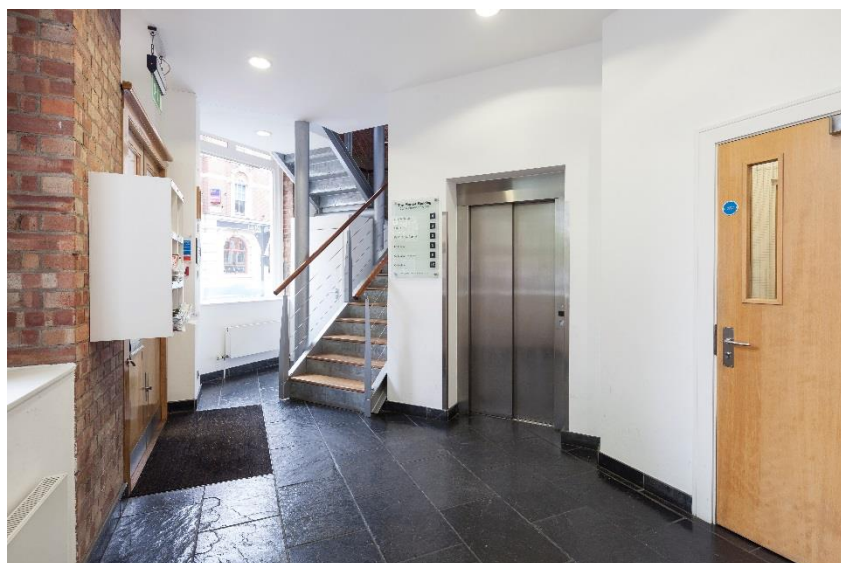
FLOOR	SQ FT APPROX	RENT, SERVICE CHARGE & RATES PER MONTH
4 <sup>TH</sup>	UNDER OFFER	-
<b>TOTAL</b>	<b>1,503</b>	<b>-</b>

## LEASE

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

## EPC

An EPC has been commissioned and will be available on request.



For further information and  
Inspections please contact joint  
sole agents:

**RICHARD SUSSKIND**  
0207 831 8311

**COLLIERS**  
0207 101 2020

**Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS**

These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT.