

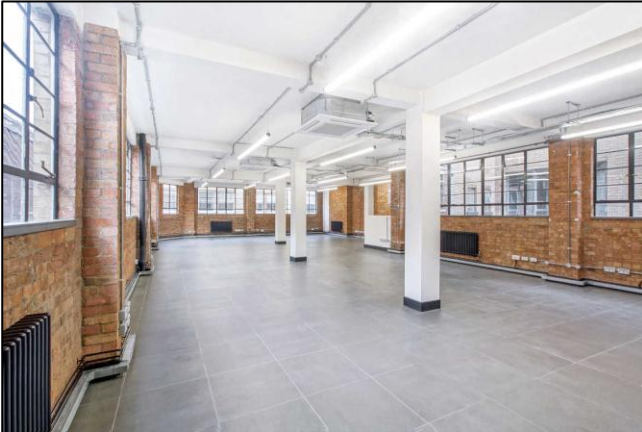
Commercial Office Space

1,700 – 3,400 sq. ft.

Two refurbished Clerkenwell warehouse office suites available

# TO LET

**Berry House, 4 Berry Street, London EC1V 0AA**



## LOCATION

Berry Street is located just off Great Sutton Street in the heart of Clerkenwell, close to the Clerkenwell Road & Old Street junction and the St. John Street & Clerkenwell Road junction.

Great Sutton Street is home to an array of creative office occupiers and there is an established showroom community. When it comes to bars, restaurants and coffee shops you are spoilt for choice, a few examples in the immediate vicinity include; The Sutton Arms, The Slaughtered Lamb, J&A Café, Breddos Tacos, Clerkenwell Grind, Pret A Manger and Abokado.

## TRANSPORT

Farringdon station (Metropolitan, Hammersmith & City, Circle Lines and Thameslink)

Barbican station (Metropolitan, Hammersmith & City and Circle Line)

Old Street (Northern and Mainline Services)

Kings Cross St. Pancras (Mainline and Underground services & Eurostar International)

Bus routes 55, 243, 4, 56 and 153



## DESCRIPTION

Berry House is an attractive former warehouse on the corner of Great Sutton Street and Berry Street.

The first and second floors have been refurbished to provide stylish, open plan loft style office accommodation with exposed brickwork, Domus tiled floor, LED light fittings, air conditioning, kitchenette and demised W/C's.

This corner building boasts excellent floor to ceiling heights and levels of natural daylight.

The suites are available together or separately and are ready for immediate occupation.

## AMENITIES

- 3 meter floor to ceiling height
- Exposed brickwork
- Domus tiled floor
- Air conditioning
- Excellent natural light
- LED light fittings
- Central heating
- Fitted kitchenette
- Demised W/C's
- Passenger lift
- Entry phone system

## APPROXIMATE FLOOR AREAS

Second Floor	1,700 sq. ft.	157.93 sq. m.
First Floor	1,700 sq. ft.	157.93 sq. m.
<b>Total</b>	<b>3,400 sq. ft.</b>	<b>315.86 sq. m.</b>

## LEASE

New lease/leases available for a term by arrangement.

## RENT

£65.00 per sq. ft.

## SERVICE CHARGE

We have been advised that the service charge is currently £3.00 per sq. ft.

## RATES

The estimated rates payable for 2018/19 are as follows:

Second Floor	£22,970 per annum (approx.)
First Floor	£23,483 per annum (approx.)

Interested parties are expected to satisfy themselves in respect of business rates obligations, either through the VOA or London Borough of Islington.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## PLEASE CONTACT

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