

**GROUND FLOOR  
SHOWROOM/MEDIA  
STYLE WORKSPACE**

**SAFFRON HILL  
CLERKENWELL  
EC1**

**1,287 SQ FT**

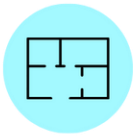
**BELCOR**

**CITY FRINGE REAL ESTATE**

## DESCRIPTION

Occupying the ground floor within a mixed-use building, the premises offers good light and ceiling height and should be of strong interest to media, tech, and creative occupiers. The ground floor presence and glass frontage offers a perfect opportunity for retailers looking for a private showroom premises. The unit is fully self-contained with a kitchenette and demised WC's.

## AMENITIES



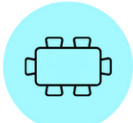
OPEN PLAN



SELF-CONTAINED



WAREHOUSE STYLE  
FEATURES



MEETING ROOMS



24 HOUR ACCESS



EXCELLENT NATURAL LIGHT



EXCELLENT  
TRANSPORT LINKS



E CLASS USE



GOOD CEILING HEIGHTS

## GROUND FLOOR SHOWROOM/MEDIA STYLE WORKSPACE



# BELCOR

**SAFFRON HILL**  
CLERKENWELL, EC1



### TRANSPORT

Farringdon - 5 mins



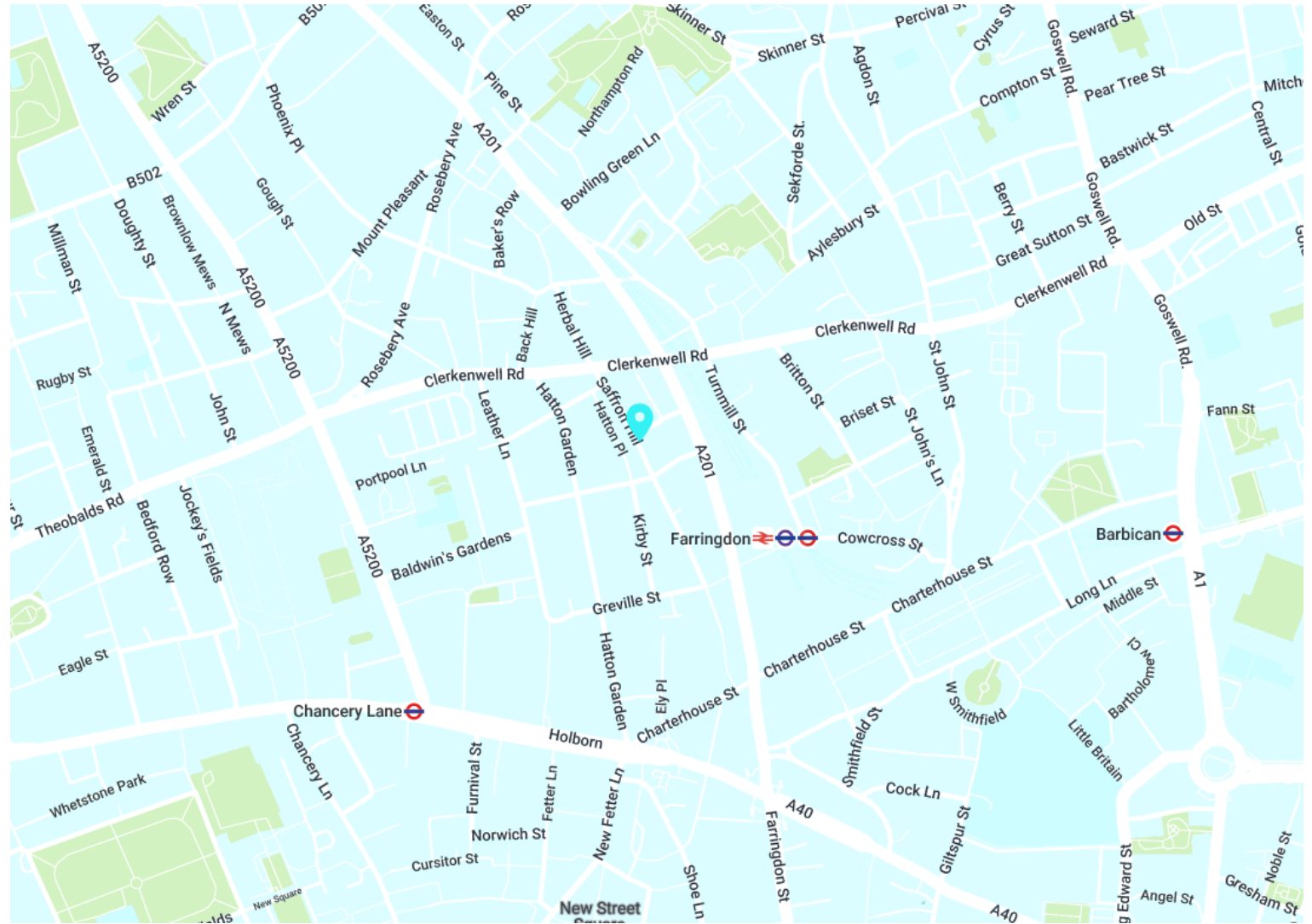
Barbican - 12 mins



### AREA

Located in the heart of Clerkenwell, just minutes away from Farringdon Station. The premises is surrounded by several established and creative occupiers with numerous eateries, bars and public spaces. Farringdon Station provides excellent transport links benefitting from Circle, Hammersmith & City, Metropolitan and Thameslink lines.

### LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PA)	TOTAL PGM
Ground Floor	1,287	Avaliable	£47.50	£17.00	£5,400	£7,367.63

## LEASE

A new lease to be contracted outside the Landlord & Tenant Act.

## TIMING

Available immediately.

## CONTENT

View on our website:



## RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT is applicable

## VIEWINGS VIA JOINT SOLE AGENTS.

### BELCOR

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### COMPTON

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## TEAM

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