



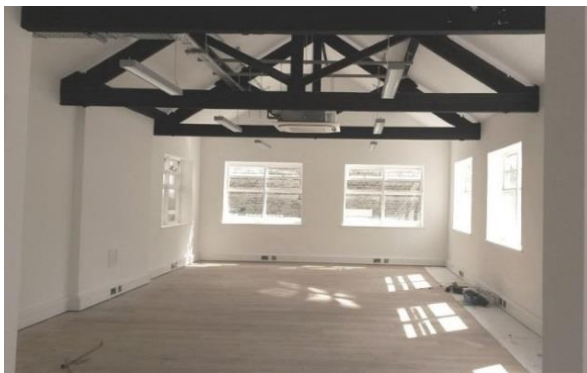
0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

Available Jan 2016

Refurbished design studios and offices
23 Clerkenwell Close, London, EC1R OAZ
2,023 sq ft approx.



- Private entrance
- Private staircase access
- New WC's
- Engineered wood floors
- Perimeter trunking

- Comfort cooling,
- EPC at band D
- Regular open plan floorplates
- Fantastic natural light
- New lighting

First floor	973 sq ft
Second	1,051 sq ft
Total	2,061 sq ft

Rent	£120,000 pax
Service Charge	£3-5 psf tbc
Business Rates	£10 psf guide

Floor areas and costs are approximate

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NOTE : These particulars are provided as a general guide only and do not form part of any offer or contract and any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to their correctness

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