

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

FOR SALE

EXCEPTIONAL OFFICE SPACE

ON 999 YEAR LEASE



**1ST FLOOR, 17 ROSEBERY AVENUE
CLERKENWELL EC1R 4SP**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





17 ROSEBERY AVENUE, CLERKENWELL EC1R 4SP

LOCATION	<p>The property is situated on the west side of Rosebery Avenue in an area of Clerkenwell which is steeped local history.</p> <p>Farringdon Station is within 10 minutes walking distance (Metropolitan, Hammersmith & City and Circle underground lines, Thameslink and Crossrail).</p> <p>Direct links are therefore available to the City, West End, Canary Wharf and three of London's five airports.</p> <p>Exmouth Market is also a moments away from the property, with its many fashionable shops, restaurants/cafes and bars.</p>			
DESCRIPTION	<p>The premises comprise a largely open plan, 1st floor office, set within an attractive, early 20th century commercial building.</p>			
AREA <i>(all measurements are stated approx.)</i>	<table><tr><td>1st floor</td><td>1,012 sq ft</td><td>94.0 sqm</td></tr></table>	1 st floor	1,012 sq ft	94.0 sqm
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AMENITIES	<ul style="list-style-type: none">* Charming architectural features* Exceptional natural light* Excellent ceiling height* Open plan accommodation* Original wooden flooring* Kitchenette* Male and female WCs* Bespoke, fitted storage* Entryphone system* Intruder alarm* First floor			
PRICE	£950,000			
VAT	We understand that the premises have not been elected for VAT.			
BUSINESS RATES	<p>The Rateable Value of the premises is £28,000 and business rates payable are £13,972 (2020/21).</p> <p>Reliefs may be available to the occupier and we advise interested parties to contact Islington Council.</p>			
SERVICE CHARGE	Due proportion.			

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TENURE The premises are available on a 999 year Full, Repairing and Insuring lease from 21st November 2001 at an annual rent of one peppercorn.

LEGAL COSTS Each party are to bear their own legal costs.

EPC E/120

VIEWING Through Sole Agents

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