

**8-14 Vine Hill, Clerkenwell,  
London, EC1R 5DX**



**MEDIA STYLE OFFICE TO LET | c. 612 sq ft**



**Location**

The building is positioned adjacent to Clerkenwell Road within the characterful and creative area of Clerkenwell. It is situated within close proximity to many bars, restaurants and food markets and benefits from superb transport links with Kings Cross, Farringdon and Chancery Lane stations all within close proximity.

**Floor Areas**

Floor	sq ft	sq m
4th Floor Mezzanine	c. 612	c. 56.8
<b>TOTAL (approx.)</b>	<b>612</b>	<b>56.8</b>

\*Measurement in terms of \*NIA

**Description**

The available space is situated in a media-style building and benefits from excellent natural light. The bright mezzanine space offers up to twenty desk spaces as well as the use of communal areas including a kitchen, waiting area, break out space and boardroom.

**Clerkenwell**

Taking its name from Clerk's Well in Farringdon Lane, Clerkenwell encompasses the area between King's Cross and Shoreditch. Historically a centre for engineering, the area is flooded with characteristic warehouses providing desirable offices to the media and technology sectors, turning the area into a Tech City hub.

With Crossrail due to open at Farringdon station in 2018, Clerkenwell is set to benefit from increased connectivity and demand for office space.

**Ray Walker, Partner**

📞 020 7025 1399

**Georgia Mason, Agency Surveyor**

📞 020 7025 8945

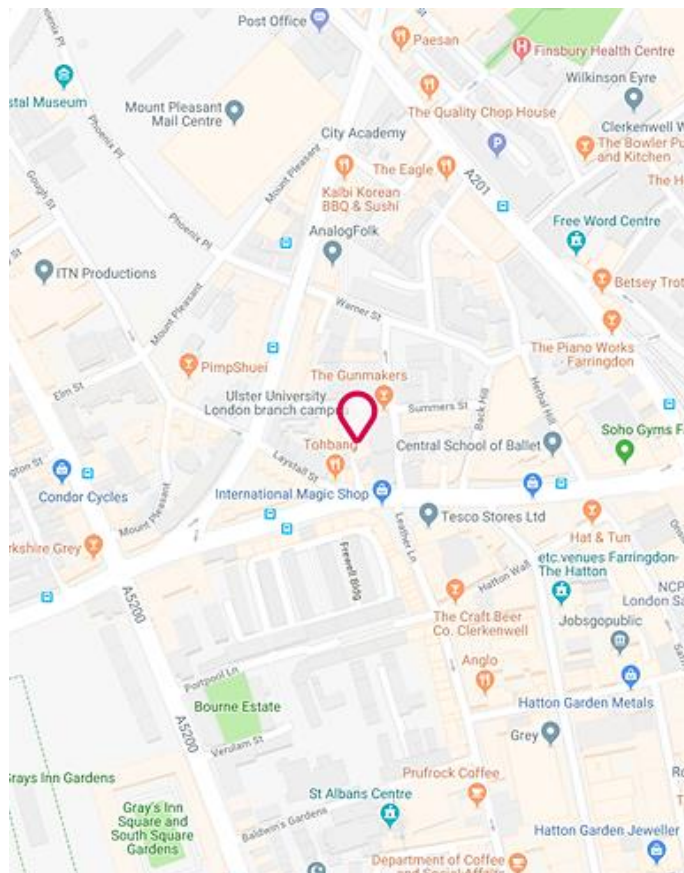
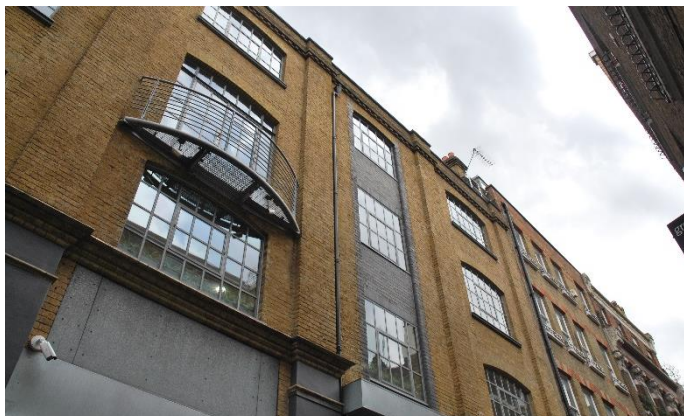
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**Subject to Contract April 2018**

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### **Terms**

Tenure:	Leasehold
Lease:	Flexible lease available
Rent:	Up to 20 desk spaces at £450.00 per desk per month all inclusive
Rates:	Included in rent
Service Charge:	Included in rent
EPC Rating:	TBC

### **Amenities**

- Communal kitchen and break-out space
- Galleried space
- Use of board and meeting rooms
- Fully furnished

#### **Ray Walker, Partner**

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