



AVAILABLE - TO LET

RENT INCLUSIVE OF SERVICE CHARGE AND WATER RATES

36A CLARE LANE, LONDON, N1 3DB

Office D1 Medical

For Rent, 880 Sq Ft £24,640 Per Annum Exclusive

All enquiries to

020 7375 1801

strettons.co.uk



STRETTONS
EST 1931

36A CLARE LANE, LONDON, N1 3DB

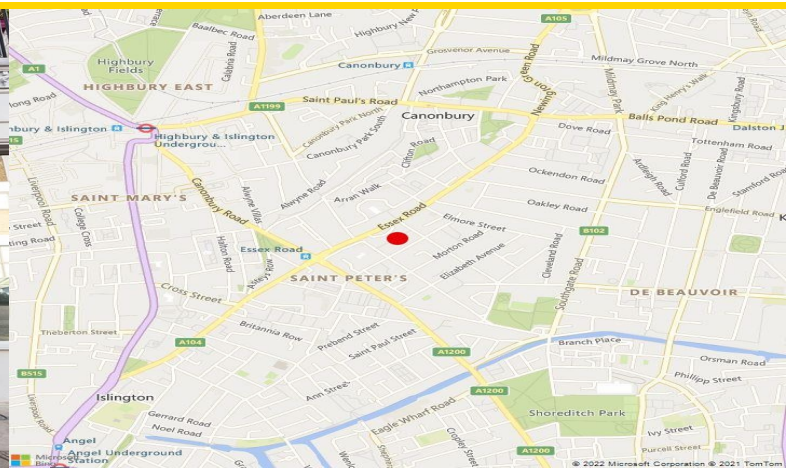
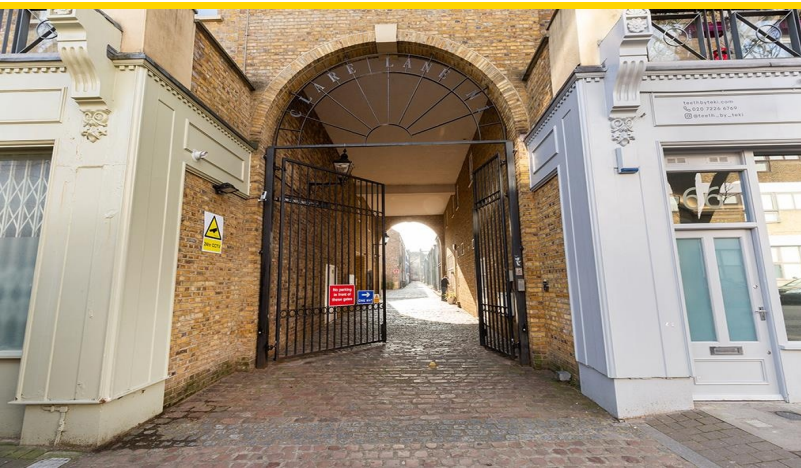
Office D1 Medical

For Rent, 880 Sq Ft £24,640 Per Annum Exclusive



STRETTONS

EST 1931



Rent inclusive of service charge and water rates

The premises are located on Claire Lane, a private gated development, which runs parallel to Essex Road between its junctions and approached from Halliford Street and Rotherfield Street, in an affluent Islington suburb. Forming part of a recently developed prestigious residential and commercial development, this particular unit is laid out over the lower ground, ground and 1st floor directly off the cobbled Claire Lane. Transport links are excellent with Essex Road Station (Mainline) being only a short walk away from the property, Angel Station (Northern Line) a little further away and numerous bus routes that run along Essex Road providing fast and convenient connections to Central London and suburbs.

Highlights

- Velux style skylights and a circular skylight
- Laminated timber floor
- Fully fitted kitchen, toilet and shower room
- Excellent natural light
- Very good decorative order
- Fitted cupboard/storage

Rent	£24,640 Per Annum Exclusive
Business Rates (Est)	Rates payable - £11,000 per annum. appx
Building type	Office
Service Charge (Est)	Rent inclusive of service charge and water rates
VAT	TBC
EPC Rating	D

Contact us

Strettons

1-3 Sun Street, London, EC2A 2EP
strettons.co.uk
020 7375 1801
@strettons1931

Jon Morell

D 07957 454 987
jon.morell@strettons.co.uk

Joe Tallis-Chisnall

D 07970 280653
joe.tallischnall@strettons.co.uk

These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Any party unrepresented by an RICS member or other property professional is advised of the existence of the RICS Code of Leasing and to obtain professional advice prior to submitting/agreeing any offer for the property
<https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>