



# 8

## Brewhouse Yard EC1V

**3RD AND 4TH FLOOR FITTED OFFICE SPACES TO LET**  
1,717 SQ.FT (159.5 SQM) | 1,717 SQ.FT (159.5 SQM)



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**DeVoncresa**   
COMMERCIAL PROPERTY CONSULTANTS

# INTRODUCTION

DeVono Cresa is delighted to be able to offer the 3rd & 4th floors at The Poppy Building EC1V which provides 3,434 sq.ft. of fully fitted office space located in Clerkenwell.

The 3rd & 4th floors are available by way of an assignment of the existing lease, alternatively a new lease directly from the Landlord is also available for a term by arrangement.

The available office accommodation is arranged as a mixture of open-plan desking and meeting rooms.

## 3D WALKTHROUGHS

3rd floor click [here](#) | 4th floor click [here](#)

### 3RD FLOOR:

- ✓ 12 desks
- ✓ 1 x 10 person boardroom
- ✓ 2 x 4 person meeting rooms
- ✓ Kitchen
- ✓ Breakout area

### 4TH FLOOR:

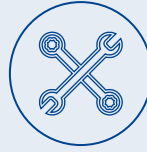
- ✓ 16 Desks
- ✓ 8 person meeting room/board room
- ✓ Kitchen
- ✓ Breakout area

## KEY SPECS

FLOOR	SQ.FT	SQM	PASSING RENT (PER SQFT)
3RD	1,717	159.5	£64.50 Per SQ. FT
4TH	1,717	159.5	£64.50 Per SQ. FT



Left to right: 3rd floor main office space, 4th floor main office space



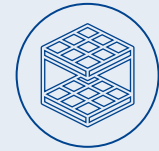
**FULLY**  
fitted



**PASSENGER LIFT**  
x 1



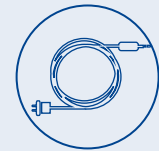
**KITCHEN**  
onsite



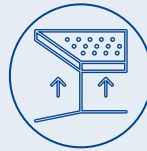
**FULLY**  
access raised floor



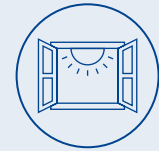
**MANNED**  
reception



**PLUG**  
and play



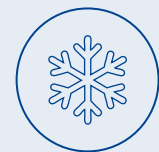
**SUSPENDED**  
ceilings



**GOOD NATURAL**  
light



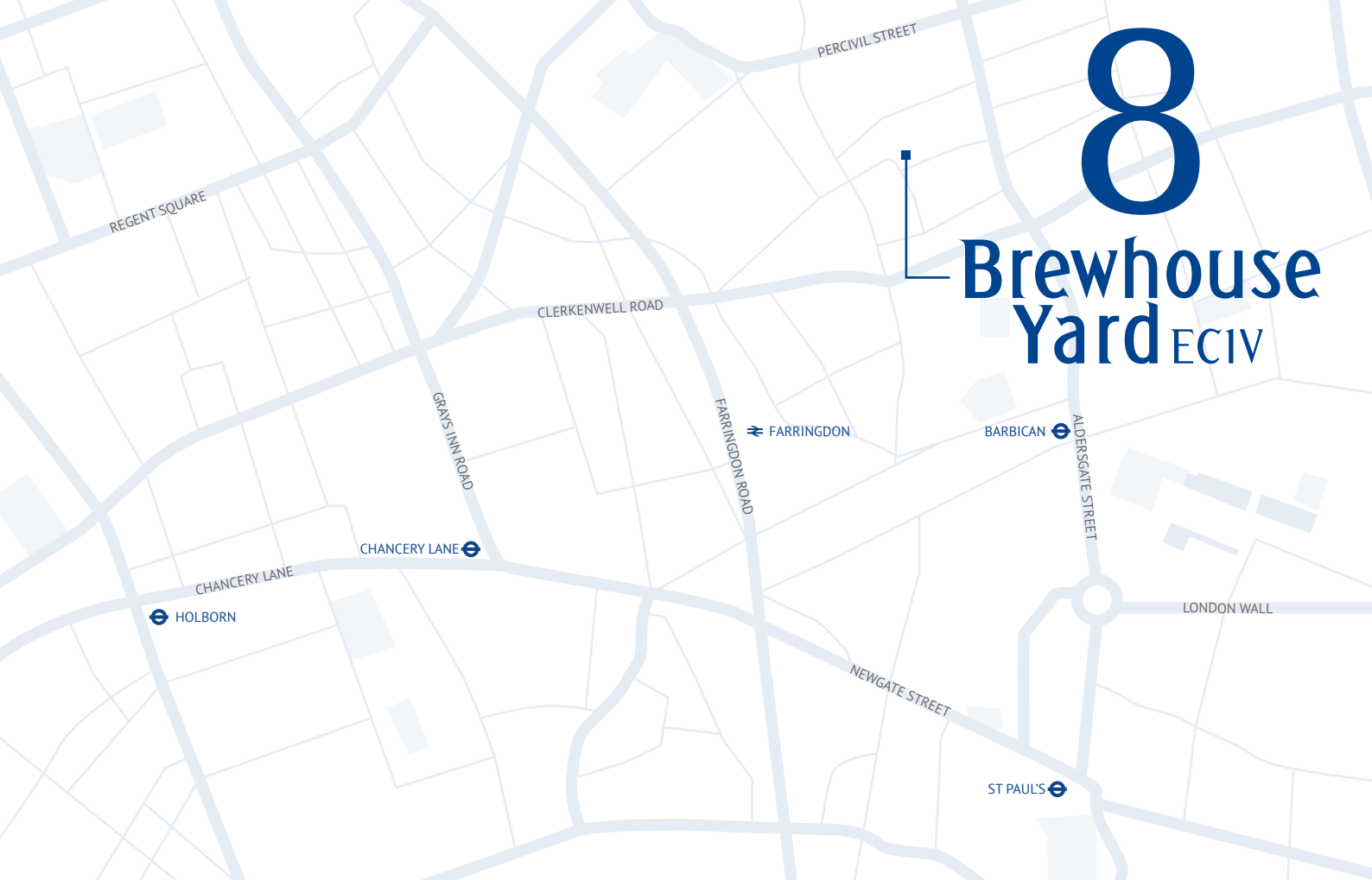
**SHOWERS**  
in the building



**AIR-CONDITIONING**  
throughout

# 8

## Brewhouse Yard EC1V



### LOCATION

Brewhouse Yard is located in the heart of Clerkenwell less than 500m from Farringdon Station, soon to be one of London's most connected transport hubs with access to the Circle, Hammersmith & City, Metropolitan, Thameslink and Elizabeth lines. Clerkenwell, home to the creative, tech and media industries offers a diverse mix of cafes, bars and restaurants.

### TERMS

Available by way of an assignment of the existing lease which expires in June 2021 or alternatively a new lease may be available from the Landlord.

Passing Rent	£64.50 Per SQ. FT
Building Rates	£20.22 Per SQ. FT
Service Charge	£14.87 Per SQ. FT

Security of Tenure: Set outside sections 24-28 of the Landlord & Tenant Act 1954 Part II.

### EPC

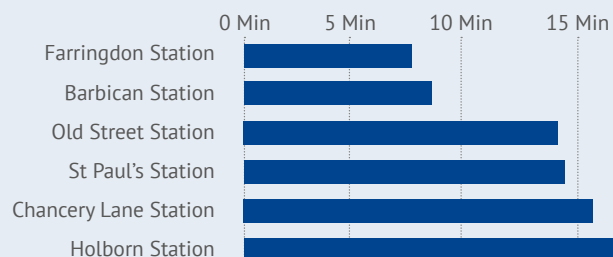
Rating: C-70



MISREPRESENTATION ACT

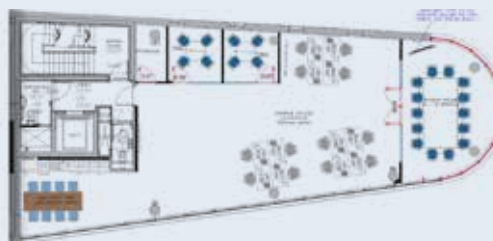
*These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT*

### WALKING DISTANCES



### TYPICAL FLOOR PLAN\*

3rd Floor



4th Floor



\*Floor plan not to scale

# CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono Cresa.

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