

14 ROSEBERY AVENUE

LONDON, EC1R 4TD



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

Serviced office and desk space offering in Clerkenwell, EC1. Providing hourly hire of high spec work space up to more longer term options. Maximising flexibility for you to come in when required and paying from as little at £9 per hour.

In fitting with the area the building provides a creative and unique design to create a professional and friendly surrounding to work and meet with clients.

LOCATION

These serviced offices are in close proximity from both Farringdon and Chancery Lane underground stations, along with a number of different bus routes linking you to Kings Cross - Farringdon - London Bridge.

SPECIFICATION/AMENITIES

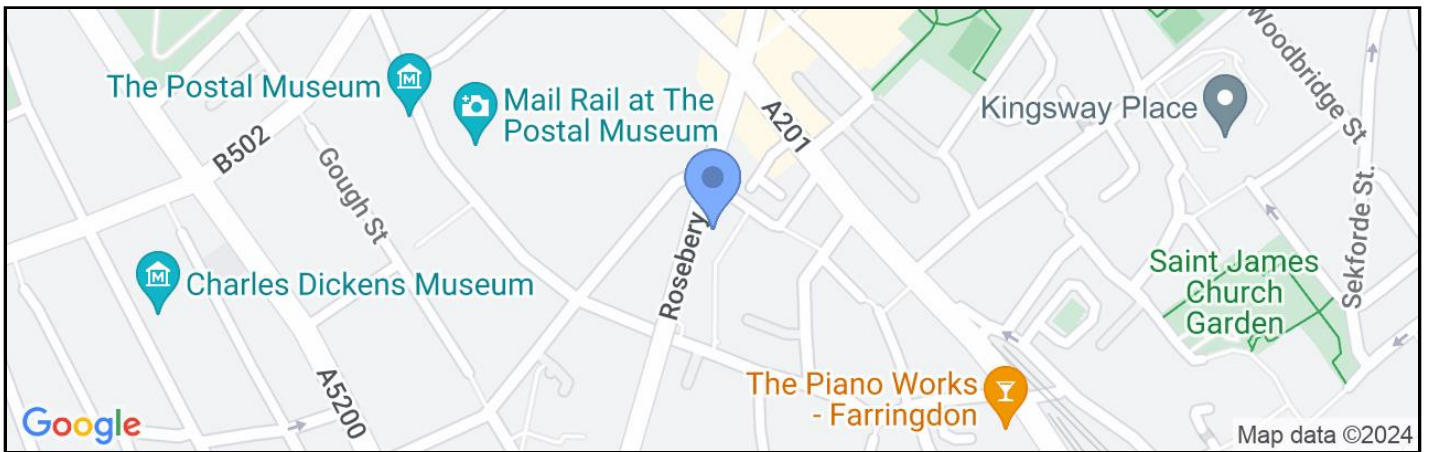
- Staffed reception with postal service
- PA/Secretarial Support
- Virtual Offices
- IT Solutions
- Flexible licence agreement
- VoIP telephony
- Meeting and Board room
- 24hr access

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.com

Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. July 2024