

# THE CLIFTON STUDIOS, 102-108 CLIFTON STREET

LONDON, EC2



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

A comprehensively refurbished, self-contained workspace, with its own dedicated entrance. Arranged over ground & lower ground floors the accommodation is connected via two feature staircases and includes a rear lightwell/atrium.

## ACCOMMODATION

### FLOOR

	AREA
Ground floor	4,149 sq ft
Lower Ground	3,561 sq ft

### TOTAL

Floor area subject to measurement

**7,710 sq ft**

## LOCATION

The premises are located on the east side of Clifton Street, just north of its junction with Scrutton Street and in the centre of London's creative and technology quarter. Fast and efficient transport links are provided by the nearby Old Street, Liverpool Street, Shoreditch High Street and Moorgate Stations.

## SPECIFICATION/AMENITIES

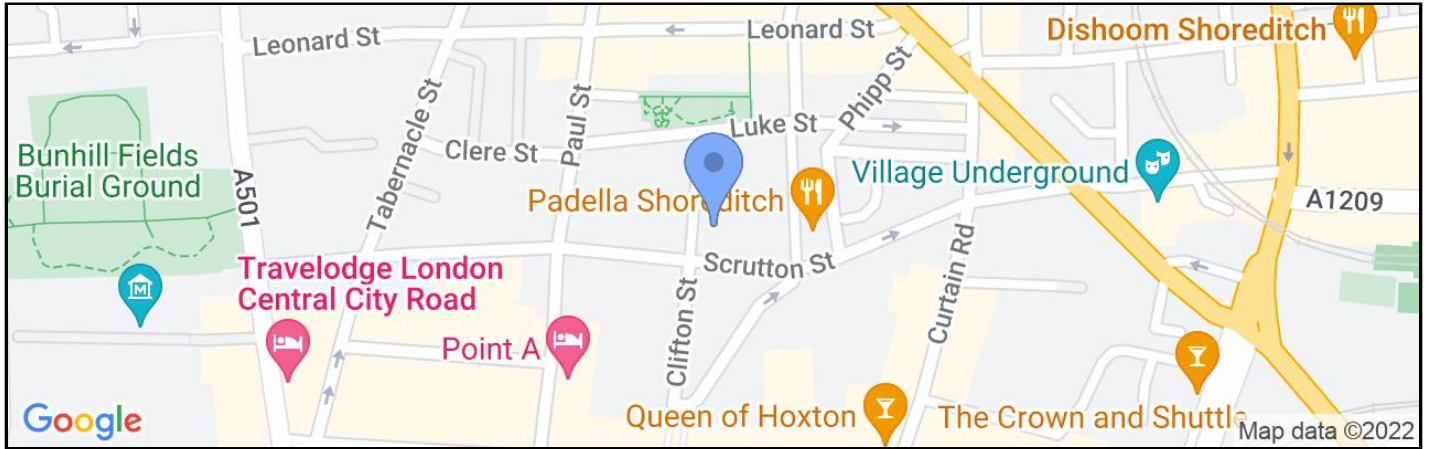
- Self-contained workspace
- Fitted reception/breakout area
- New exposed ceiling mounted VRF comfort cooling
- Suspended linear LED light fittings
- High speed fibre in-situ
- Fully accessible raised floors
- Separate male and female WC's
- Kitchen and shower on each level

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## TERMS

### LEASE

New lease by arrangement direct from the landlord.

### RENT

£49.50 per sq ft

### RATES

£14.60 per sq ft (estimated)

### SERVICE CHARGE

£4.00 per sq ft (estimated)

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### TIM DAVIES

0203 440 9803

[tim.davies@gryphonpropertypartners.com](mailto:tim.davies@gryphonpropertypartners.com)

### JEREMY TRICE

0203 440 9802

[jeremy.trice@gryphonpropertypartners.com](mailto:jeremy.trice@gryphonpropertypartners.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. August 2022