



## Laystall House, 8 Rosebery Avenue

London, EC1R 4TD

Laystall House has been spectacularly refurbished offering modern office space behind a retained façade.

Size:

**790 to 1,784 sq ft**

Rent:

**£47.50 per annum**

Service Charge:

**£20.01 per sq ft (2024/2025)**

Business Rates:

**£19.50 per sq ft**

Terms:

**New FR & I lease**

- Attractive converted Victorian warehouse;
- Media style office space;
- CAT A+;
- Colt & BT Fibre;
- Showers & demised WCs

Interested?

Request more information.

020 3077 3456

[comagency@danielwatney.co.uk](mailto:comagency@danielwatney.co.uk)



Description

Laystall House has been spectacularly refurbished providing modern office space behind a retained façade.

A number of the original warehouse features have been preserved and combined with exposed services and modern fittings blending the old and new seamlessly.

Location

Located within a prime Clerkenwell position, Laystall House offers unique, high quality floor space ideally suited to tech and creative industries.

The building benefits from excellent transport connectivity; Farringdon Station is just a 7-minute walk away, offering access to the Elizabeth Line, Crossrail, Circle, Metropolitan and the Hammersmith & City lines and Chancery Lane located 8 minutes away granting access to the Central Line.

Furthermore, Leather lane food market starts around the corner from Laystall House, providing a wide range of lunch options to occupiers.

Accommodation

The accommodation comprises of the following:

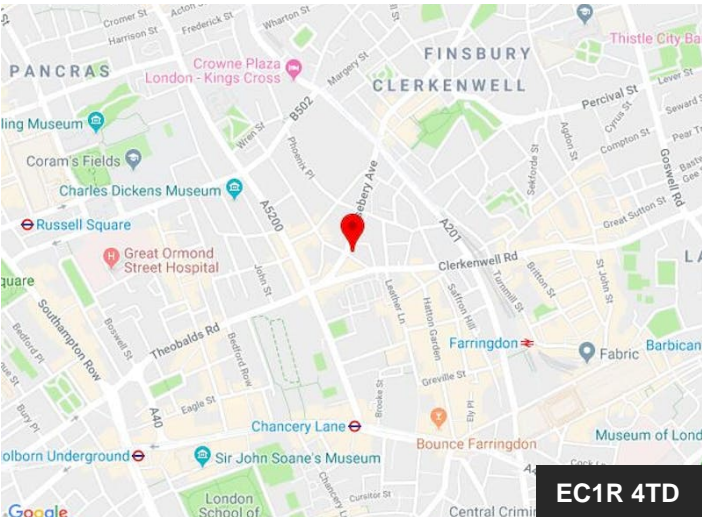
|       | sq ft | sq m   | Rent          | Availability |
|-------|-------|--------|---------------|--------------|
| 4th   | 790   | 73.39  | £47.50 /sq ft | Available    |
| 1st   | 994   | 92.35  | £47.50 /sq ft | Available    |
| Total | 1,784 | 165.74 |               |              |

Specification

- Fully fitted
- Timber effect floors;
- Galvanised steel perimeter trunking;
- Suspended LED lighting;
- VRF air conditioning;
- Fibre connection;
- Secure entry system;
- WCs and showers; and
- Passenger lift.

Business Rates

Rates payable: £19.50 per sq ft



Frank Hawkins

07394 802 129  
FHawkins@danielwatney.co.uk

Will Easterfield

07923 168020  
weasterfield@danielwatney.co.uk

Sam Cook

07761206330  
scook@danielwatney.co.uk