



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

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.

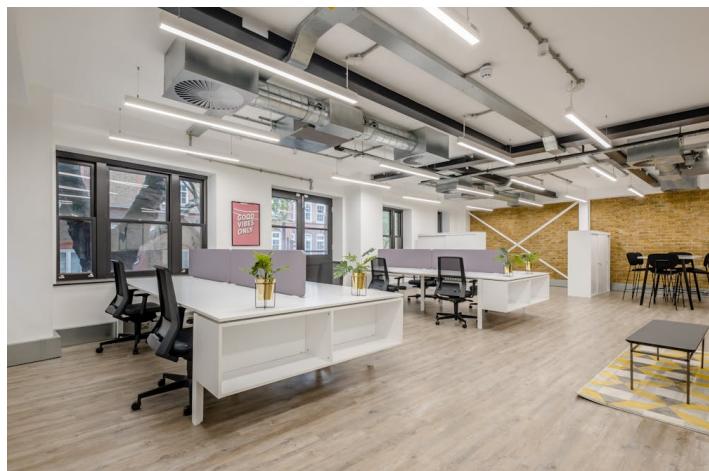
The building benefits from excellent transport connectivity; Farringdon Station is just a 7-minute walk away, offering access to the Elizabeth Line, Crossrail, Circle, Metropolitan and the Hammersmith & City lines and Chancery Lane located 8 minutes away granting access to the Central Line.

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