

# Compton

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## Farringdon

79 Clerkenwell Road  
EC1R 5AR

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High end fully fitted and furnished  
office suites with generous building  
amenities available moments from  
Farringdon Station

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## For Rent

1,425 to 2,902 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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## Location

Proudly independent and effortlessly eclectic – Clerkenwell has always thrived on doing things quietly in its own way. While history oozes from every street corner, the area is constantly evolving. A creative destination for those in the know, today's Clerkenwell is built on the individuals and businesses who are drawn here. Join them in the heart of it and discover why.

The arrival of the Elizabeth Line has transformed work and life in the capital and across the South East, linking many business centers, leisure destinations, and transport hubs. Its east-west axis passes through Farringdon Station, just a four minute walk from your front door.

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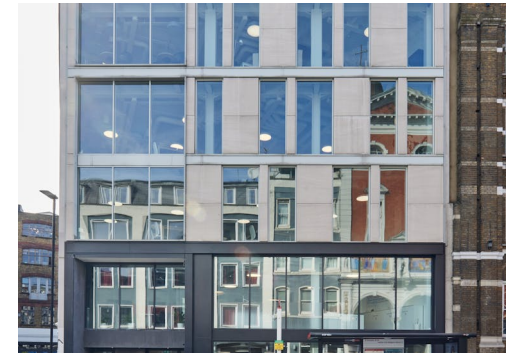
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## Amenities

- Comprehensively refurbished building
- Fully fitted and furnished to a high specification
- Fitout includes: 16x desks, 1x boardroom, 2x call booths, 2x breakout zones & kitchenette
- Newly designed reception
- Lower Ground amenity floor
- Excellent natural light
- Bike storage & shower facilities
- Communal podcast studio
- Communal wellness studio
- Communal meeting room
- Excellent sustainability credentials
- Passenger lift

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## Description

An innovative office refurbishment over six floors designed with clubhouse style amenities, 79 Clerkenwell provides an inspiring space for individuality and collectivity to flourish. Ready for great things.

Recognising that the way we work has changed irreversibly, 79 Clerkenwell brings a new approach to office design, conceived around flexibility and sustainability. With raw yet calming interiors to match its people focused and digitally enabled spaces, it's an office where creativity and collaboration will come naturally.

Responding to today's fast changing global business environment and the needs and well being of those that drive it, 79 Clerkenwell is a world away from your traditional office building. It's what the future will look like as businesses acknowledge how sustainability, accessibility and wellness are much more than buzz words.

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## Content

Watch the film



View on Website



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## Viewings

Via joint sole agents only.

## Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

## Local Authority

The London Borough of Camden

## VAT

The property is elected for VAT

## Lower Ground Amenity Offering

- 3x shower faculties
- 12 person meeting room
- 4 person meeting room
- 6 person collab table
- Podcast studio
- Wellness room



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## Floor Areas & Outgoings

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The accommodation comprises of the following

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
5th	1,465	£82.50	£27	£13.82	£123.32	£15,055.32	£180,663.80	Available
3rd	1,437	£75	£27	£13.82	£115.82	£13,869.45	£166,433.34	Available
2nd	1,425	£75	£27	£13.82	£115.82	£13,753.63	£165,043.50	Let

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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[jp@compton.london](mailto:jp@compton.london)  
07814 699 096

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