

# Compton

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## Clerkenwell

Glasshouse Yard  
20-25 Glasshouse Yard  
EC1A 4JT

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7,300 sq ft of newly refurbished  
and thoughtfully designed Plug &  
Play office space available for rent  
in the heart of Clerkenwell.

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## For Rent

1,206 to 5,756 ft<sup>2</sup>

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## Location

The building is brilliantly located within Glasshouse Yard which is within a one minute walk of Barbican Station and the newly opened Crossrail Station at both Farringdon and Barbican.

Clerkenwell sits between Shoreditch and the West End, and its character is somehow both unique and a composite of its neighbours.

The area's rich history is unsurprising given its proximity to the City of London, and it's perhaps this sense of richness – in culture, the arts, creativity, commerce and architecture – that gives Clerkenwell its distinctive charm.

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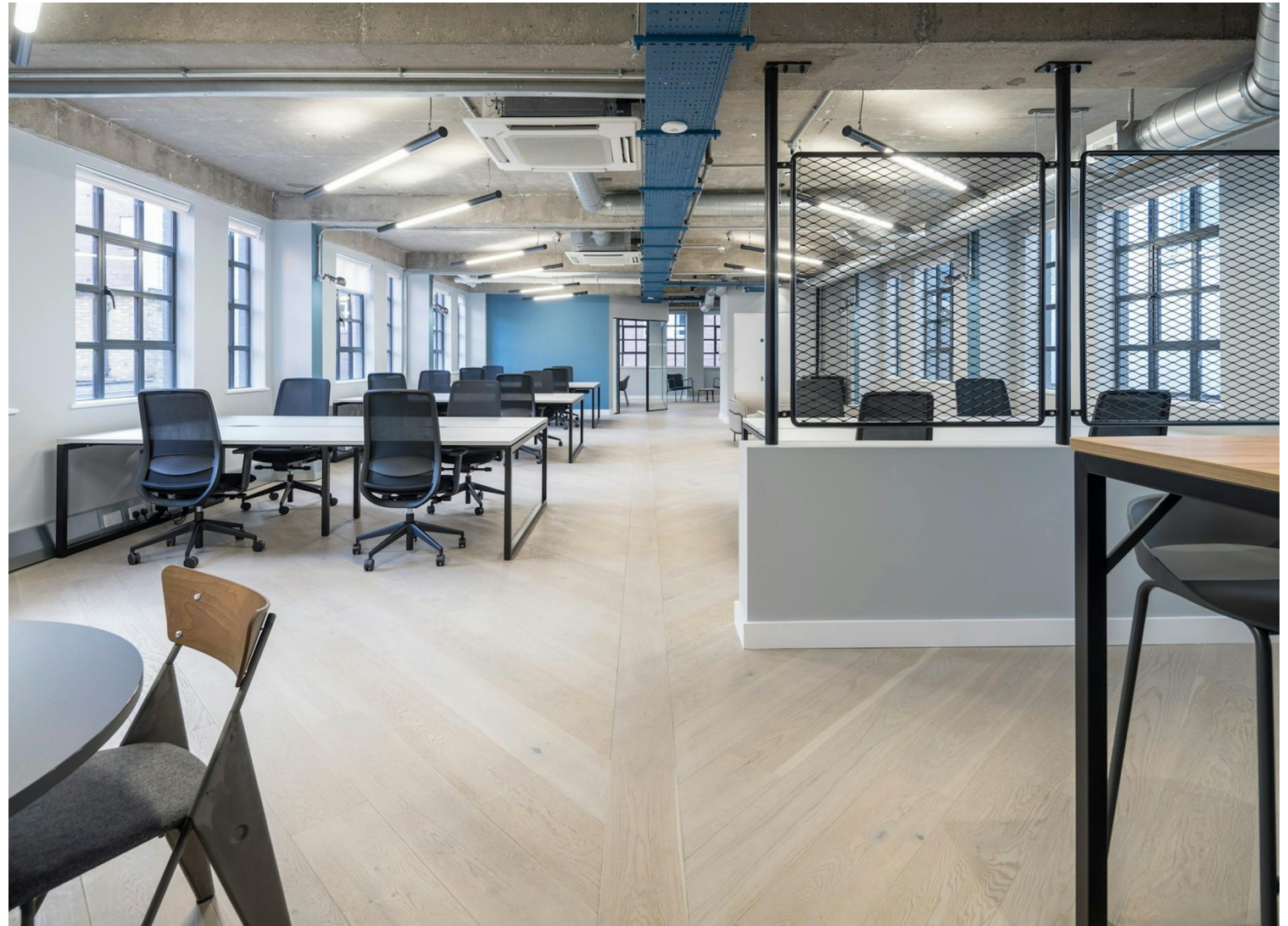
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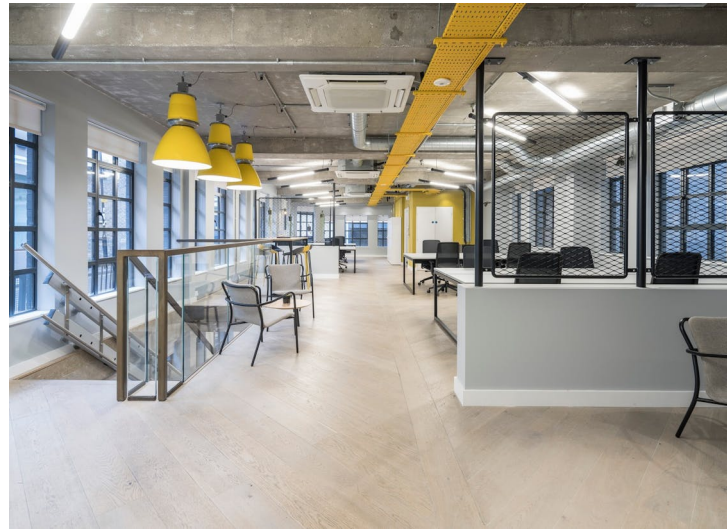
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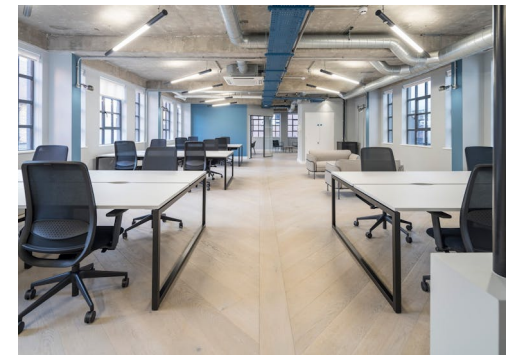
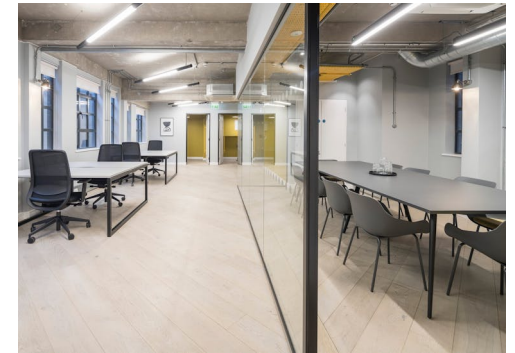
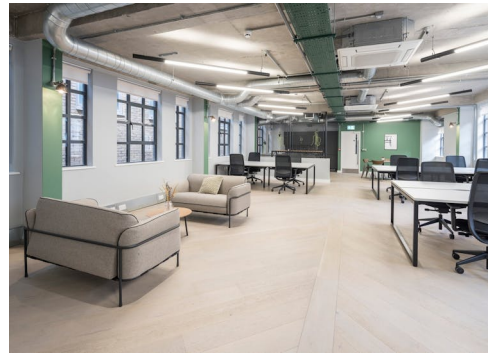
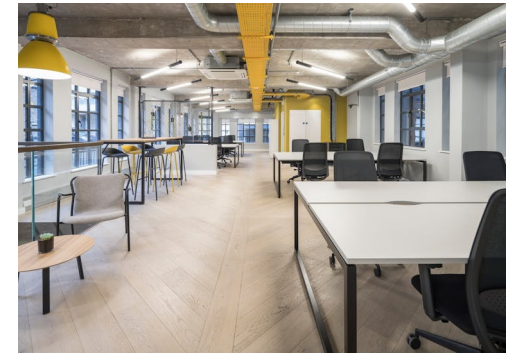
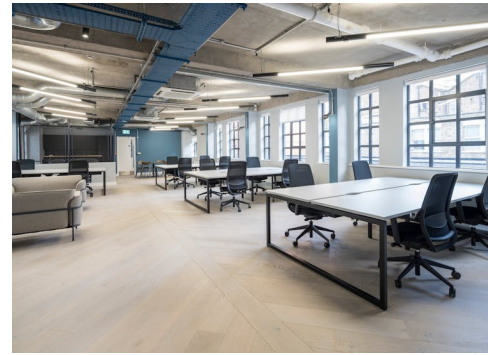
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## Amenities

- Newly refurbished
- Fully fitted PLUG & PLAY office space
- Furniture and internet connection from day one
- Self-contained building
- Flexible lease terms
- Air conditioning throughout
- Fantastic natural light
- Passenger lift
- Demised WC's
- End of trip / Shower facilities
- Service Charge is Inclusive of; demised water, demised electricity and plug and play internet with a lease line upto 1GB.

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## Description

Glasshouse Yard, situated in the heart of Clerkenwell comprises 7,300 ft<sup>2</sup> of beautifully refurbished office space. The building is fully self-contained but can also be leased on a single floor basis.

All of the available floors have been fully fitted and furnished to create fully Plug & Play office suites ready to be occupied, with excellent floor-to-ceiling heights, which flood the space with natural daylight along with high quality furnishings and exposed services.

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## Content

Watch the film



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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd	Fully Fitted	1,206	£62.50	£12.33	£10.74	£8,599.79	£103,197.42	Available
2nd	Fully Fitted	1,625	£62.50	£17.72	£10.74	£12,317.50	£147,810	Available
1st	Fully Fitted	1,625	£62.50	£18.65	£10.74	£12,443.44	£149,321.25	Let
Ground	& Lower Ground	2,925	£57.50	£20.91	£10.74	£21,730.31	£260,763.75	Available

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## Contact Us

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

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