

Compton

For Rent
**13 Northburgh Street
Clerkenwell EC1**



Fully-fitted floors available for rent
in the heart of Clerkenwell within a
converted Victorian warehouse

For Rent

Size

2,250 - 4,461 Ft²

Rent

£72.50 per sq ft

Fitout

Fitted

Parchment House
13 Northburgh Street
Clerkenwell EC1V

Description

The 2nd and 3rd floors of Parchment House offer an interconnecting duplex office of 4,461 sq ft, blending the character of a converted Victorian warehouse with a modern, design-led fit out. The space features three meeting rooms, 50 desks, built-in meeting booths, kitchenettes, and breakout areas, all supported by air-conditioning, shower facilities, and 24-hour access, making it an inspiring and fully equipped workspace in the heart of Clerkenwell.

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Parchment House
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Clerkenwell EC1V

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2nd & 3rd Floors

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Parchment House
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2nd & 3rd Floors

Compton

6 — 15



For Rent

Parchment House
13 Northburgh Street
Clerkenwell EC1V

2nd & 3rd Floors



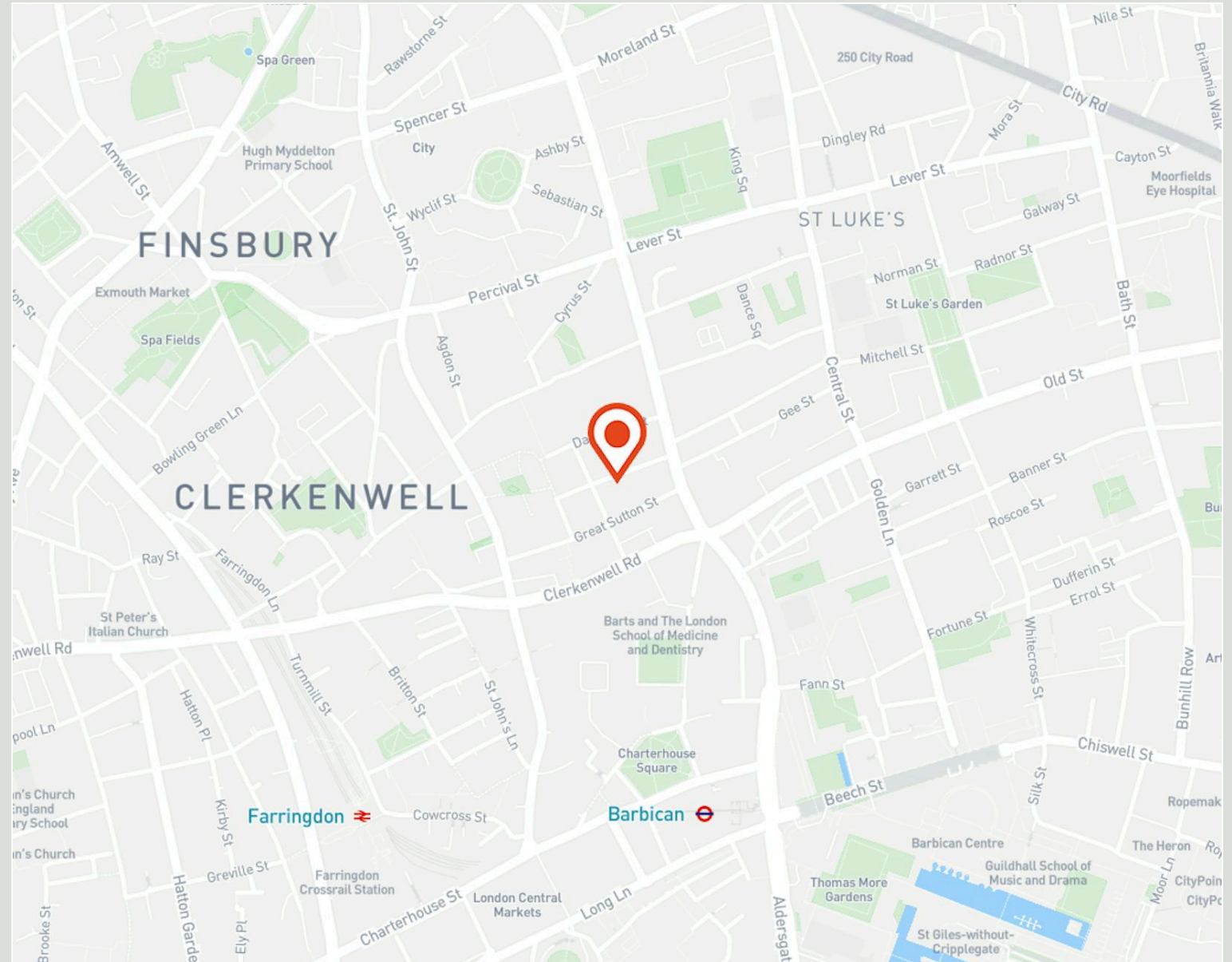
2nd & 3rd Floors

For Rent

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Location

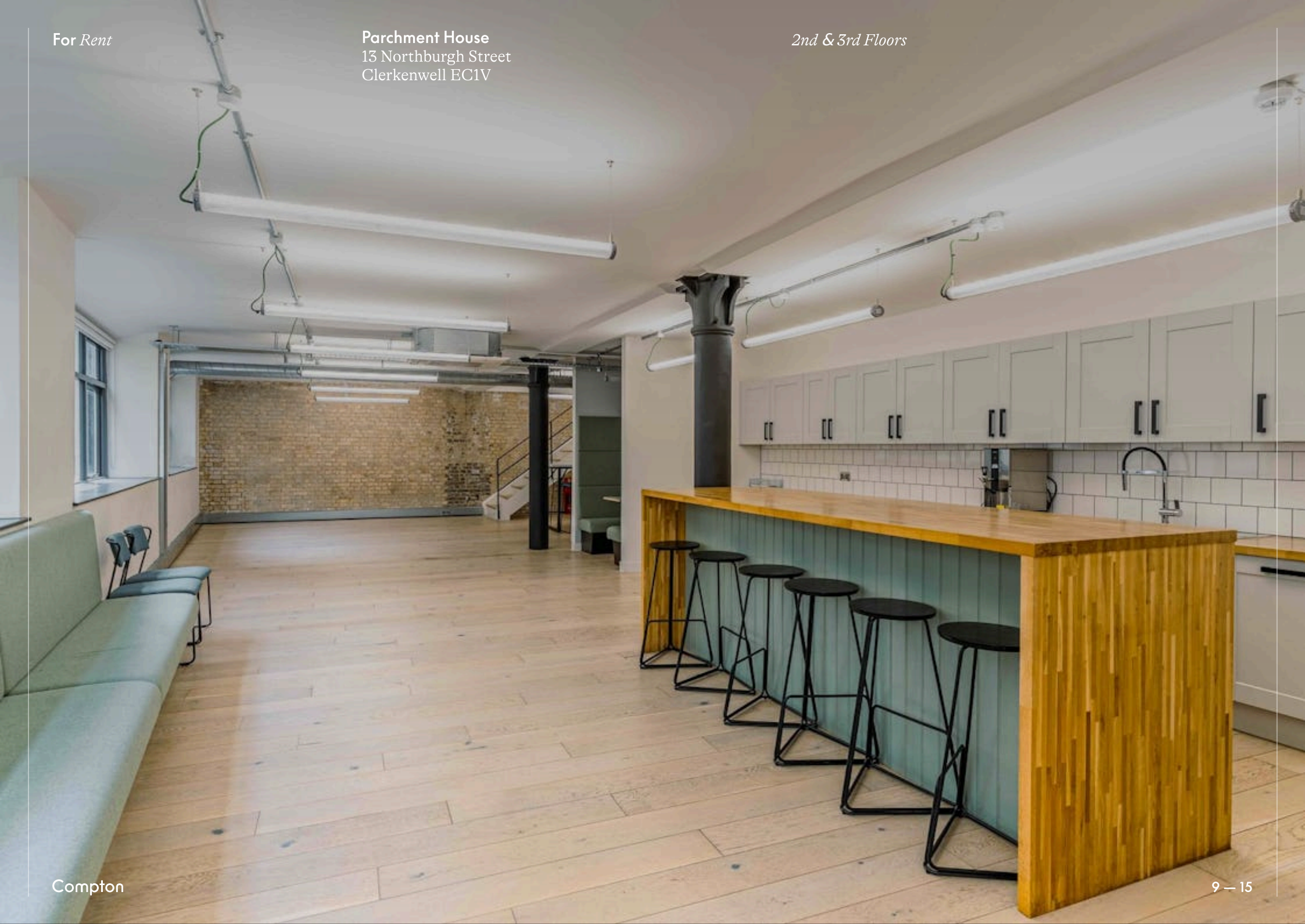
Situated on Northburgh Street in the heart of Clerkenwell, Parchment House benefits from a vibrant neighbourhood renowned for its creative energy, eclectic mix of cafes, bars, and restaurants, and close-knit business community. The area offers excellent connectivity, with Farringdon Station just a short walk away providing access to the Elizabeth Line, Thameslink, and Underground services, ensuring seamless links across London and beyond. This prime location makes it a sought-after hub for design, media, and tech companies alike.



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Parchment House
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Clerkenwell EC1V

2nd & 3rd Floors



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9 — 15

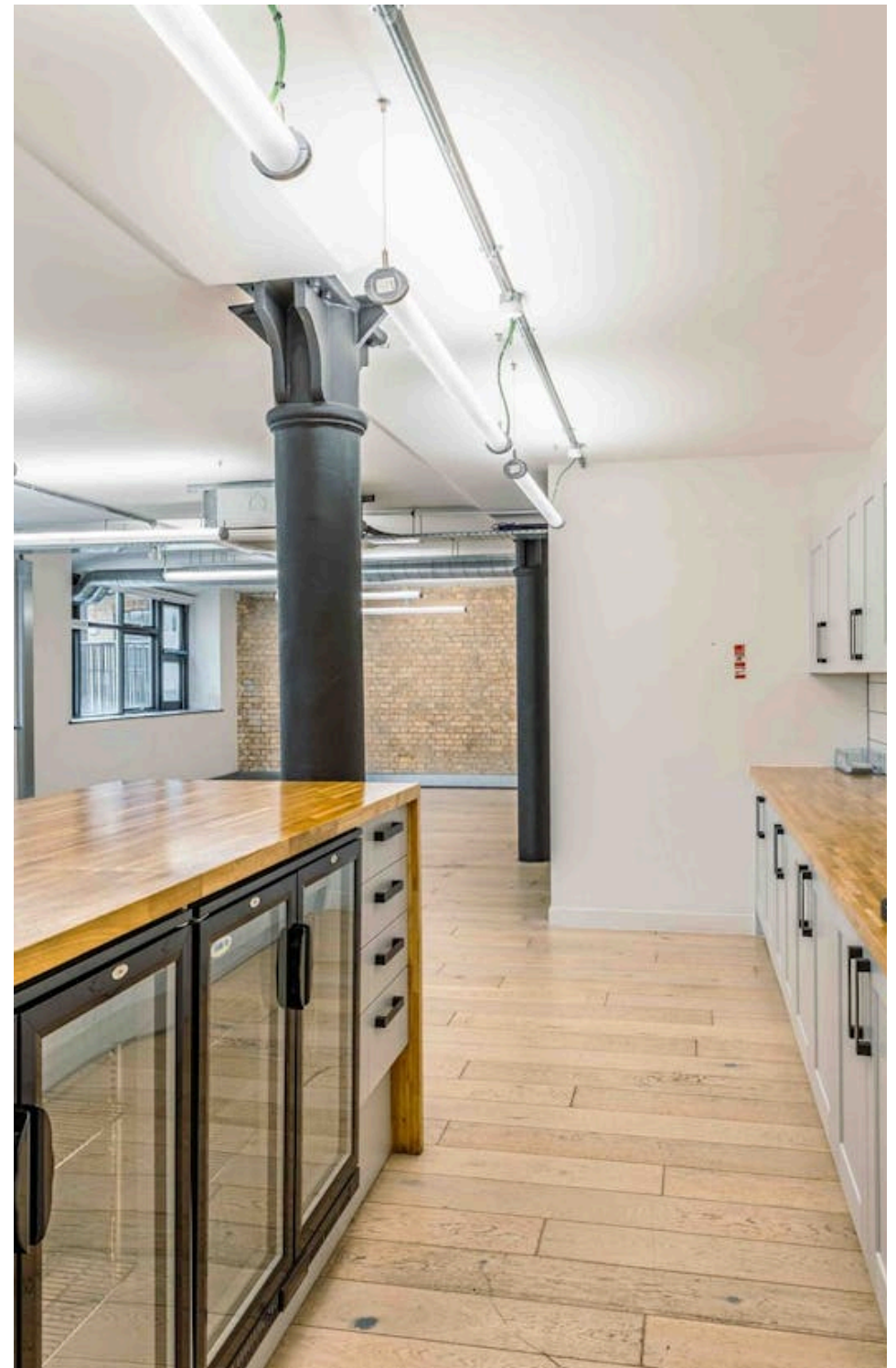
For Rent

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Amenities

- Can offer space from 2,250 sq ft upwards
- 2nd & 3rd floors fit-out includes 3 meeting rooms, 50 desks, meeting booths, kitchenettes and break out zones
- Flex space for additional fit-out/modifications
- Air-conditioning
- Shower facilities
- 24-hour access

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Parchment House
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Clerkenwell EC1V

2nd & 3rd Floors



2nd & 3rd Floors

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Parchment House
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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
4th - Fully Fitted	2,323	£72.50	£17.75	£7.33	£18,889.86	£226,678.34	Let
Unit - 2nd & 3rd (Duplex)	4,461	£72.50	£17.75	£7.33	£36,275.37	£435,304.38	Available

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Terms

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

Content

Watch the Film
(click button)



Possession

Available now

VAT

The property is elected for VAT

Local Authority

The London Borough of Islington

Tenure

New Lease

Availability

Available Immediately

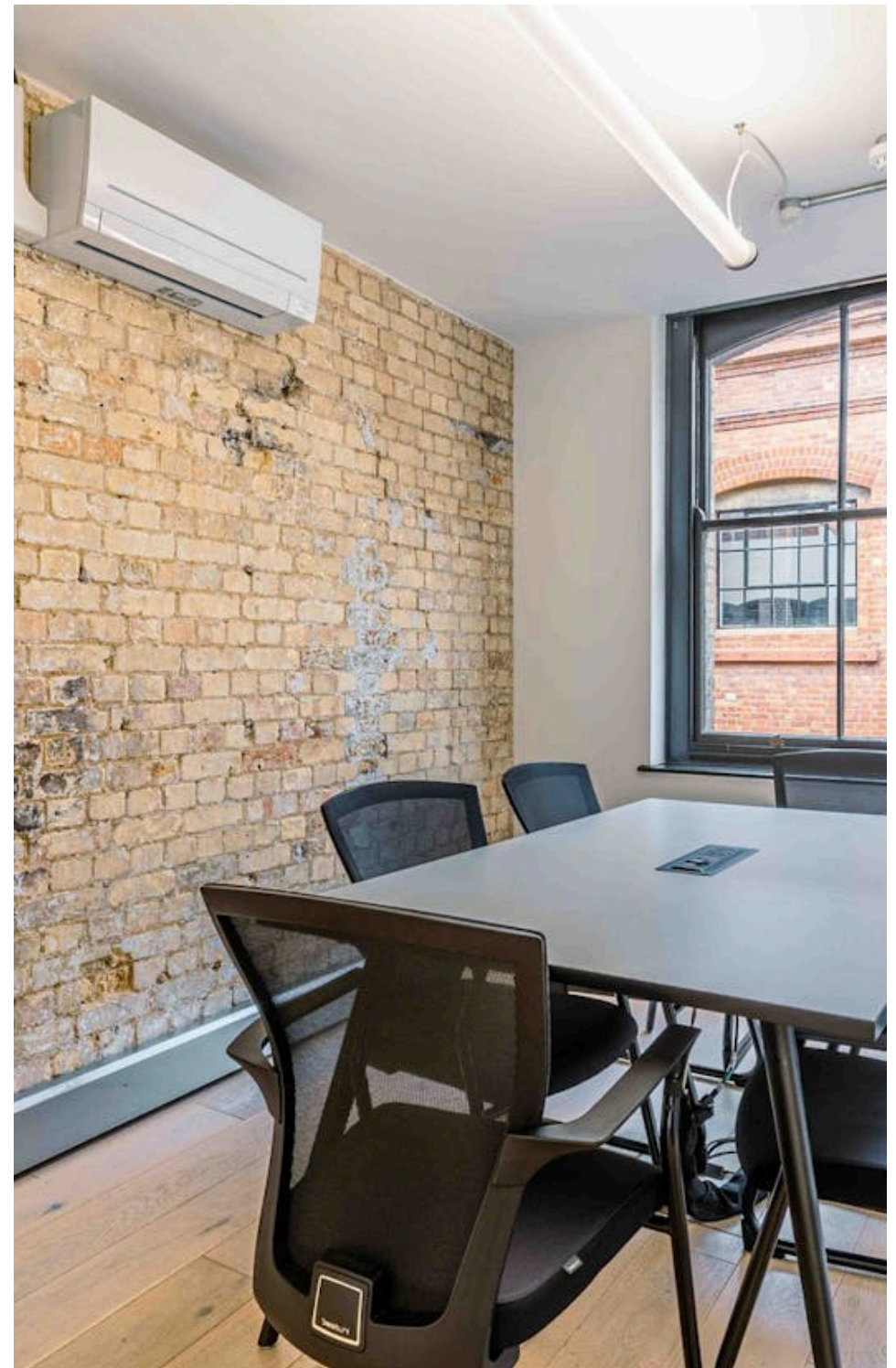
Compton Concierge

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