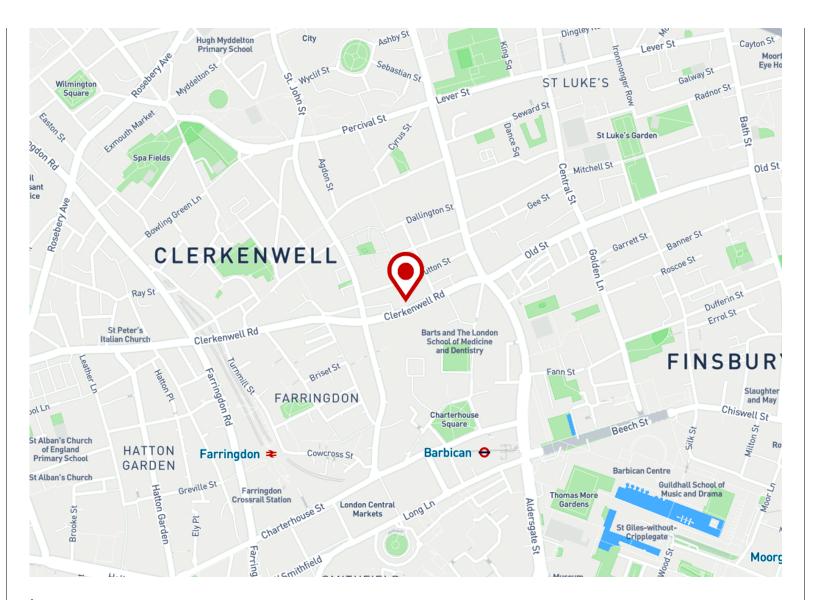


Clerkenwell

50-54 Clerkenwell Road ECIM 5PS

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

For Rent 1,672 ft<sup>2</sup>



### Location

Farringdon is exceptionally connected through its station which is one of four interchanges in London where passengers can access national rail links (via Thameslink), London Underground services (Metropolitan, Circle and Hammersmith & City) and The Elizabeth Line. Opened in 1863, Farringdon Station claims to be the oldest underground metro station in the world, but perhaps more impressive is the estimation that a quarter of England's population can reach Farringdon within 45 minutes.

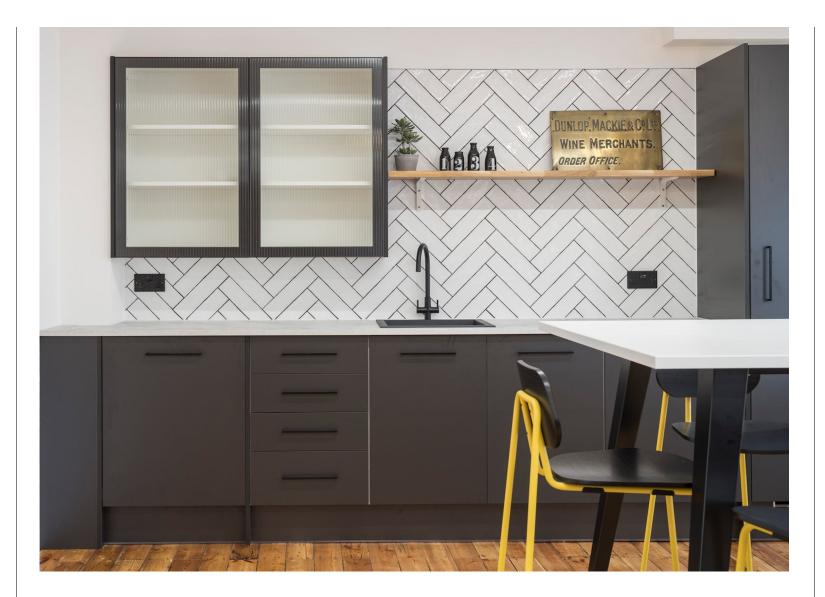
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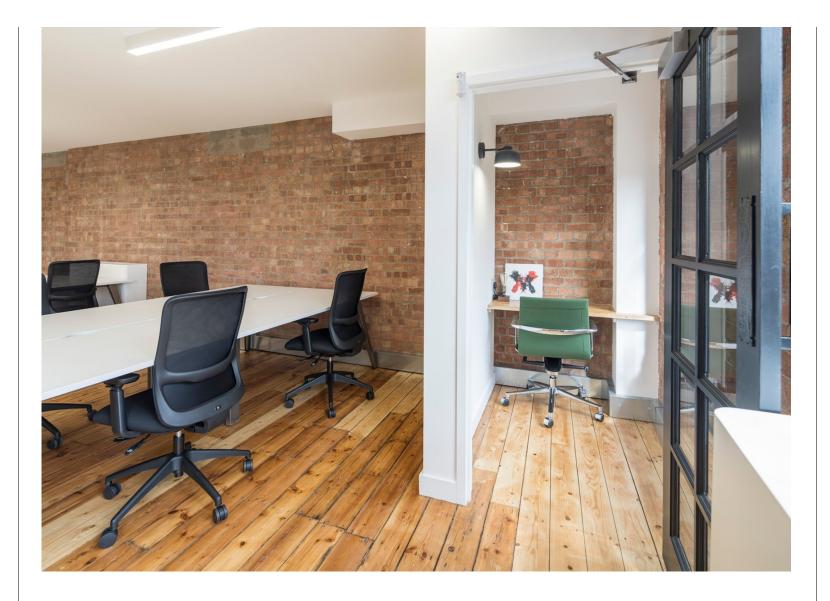


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1,672 ft<sup>2</sup>

#### **Amenities**

- Fit-out includes 2 meeting rooms, 18 desks, 1 teapoint, 1 breakout area and 2 zoom rooms
- Additional quiet working and soft seating zones
- **–** Generous floor to ceiling height
- Modern suspended lighting
- Wooden flooring
- Superb natural daylight from windows spanning two elevations
- Shower & cycle facilities
- = 24-hour access

### Description

The space has been fully-fitted by the Landlord to offer a ready to work solution. The fit-out includes 18 workstations, 2 meeting rooms, 1 teapoint, 1 breakout area, 2 zoom rooms, with additional quiet working and soft seating zones.

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#### Content

View in Virtual Reality



View on Website



#### Terms

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

#### **Possession**

Available now

### **VAT**

The property is elected for VAT

### **Local Authority**

The London Borough of Islington

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1,672 ft<sup>2</sup>

### Floor Areas & Outgoings

3rd - Fully-fitted 1,672

The accommodation comprises the following areas:

£75

£15

Name sq ft Rent (sq ft) Rates Payable (sq ft) Service Charge (sq Total month Availability ft)

£15.57

Under Offer

£14,709.42

020 7101 2020 compton.london

### Contact Us

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

Joshua Miller jm@compton.london 07917 725 365

Emma Higgins eh@compton.london 07769 605 295



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