



# Grafonola

102 - 108 CLERKENWELL ROAD

FARRINGDON EC1

# Grafonola

## 17.600 sq ft HQ Opportunity

Sophisticated, sustainable office space set within a spectacularly restored Victorian warehouse on Clerkenwell Road.

Exceptional workspace perfectly connected for London, located in the heart of Farringdon on Clerkenwell Road.

Target delivery Spring 2023

NIAs are subject to verification on completion of the works.

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Proposed NIA sq ft

Terrace 753

5 2,508

4 2,605

3 2,562

2 2,551

1 2,519

G 2,250

LG 2,605



Single tenant 17,600 sq.ft. HQ opportunity



Grafonola

102-108 CLERKENWELL ROAD 3

Indicative CGI view of Reception



# Grafonola



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102-108 CLERKENWELL ROAD

Indicative CGI of tenant Cat B on the Lower Ground floor



Indicative CGI view of a tenant Cat B fit out





Indicative CGI view of roof terrace







KING'S CROSS

CLERKENWELL



EXMOUTH MARKET



Grafonola



GOSWELL ROAD

OLD STREET



GRAYS INN ROAD

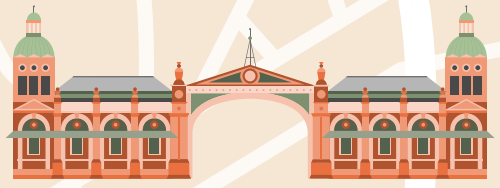
RUSSELL SQUARE



FARRINGDON

FARRINGDON

BARBICAN



FINSBURY

SOUTHAMPTON ROW



LEATHER LANE

HATTON GARDEN

SMITHFIELD MARKET

BARBICAN



HOLBORN

CHANCERY LANE

MOORGATE

LONDON WALL

HOLBORN

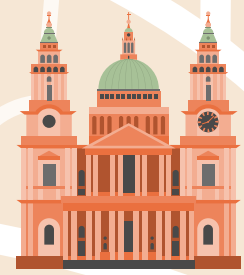
COVENT GARDEN



COVENT GARDEN MARKET



ST PAUL'S



ST. PAUL'S CATHEDRAL

STRAND



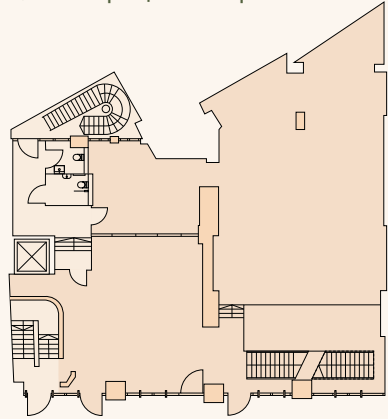
COVENT GARDEN

# Floorplans



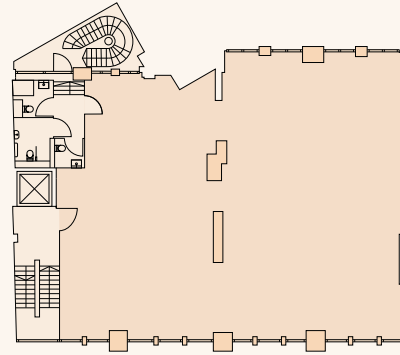
GROUND

OFFICE NIA  
2,250 sq ft | 209 sq m



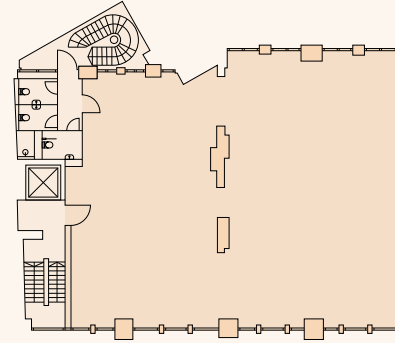
LEVEL 1

OFFICE NIA  
2,519 sq ft | 234 sq m



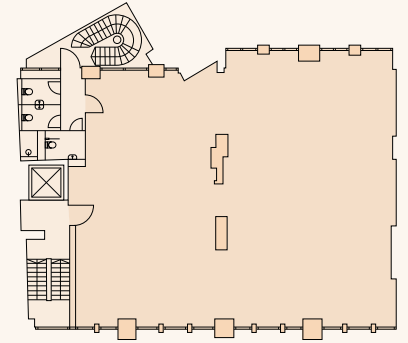
LEVEL 2

OFFICE NIA  
2,551 sq ft | 237 sq m



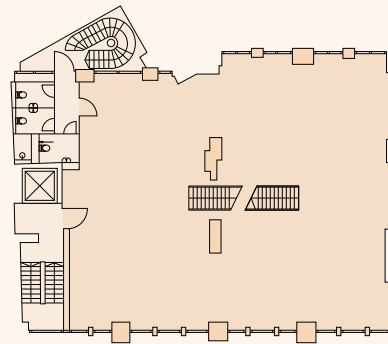
LEVEL 3

OFFICE NIA  
2,562 sq ft | 238 sq m



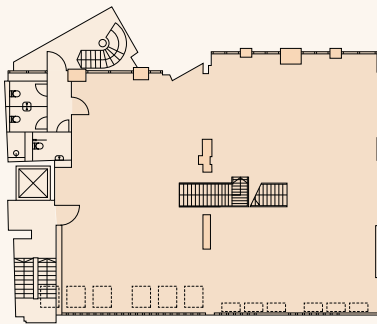
LEVEL 4

OFFICE NIA  
2,605 sq ft | 242 sq m



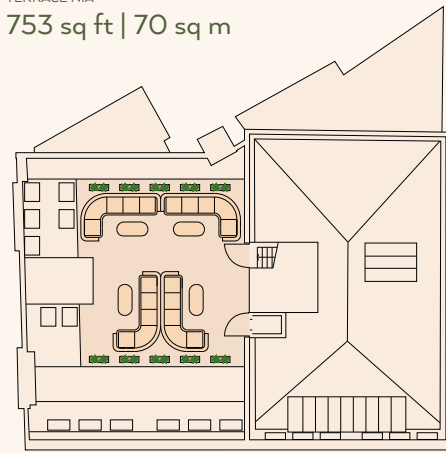
LEVEL 5

OFFICE NIA  
2,508 sq ft | 233 sq m



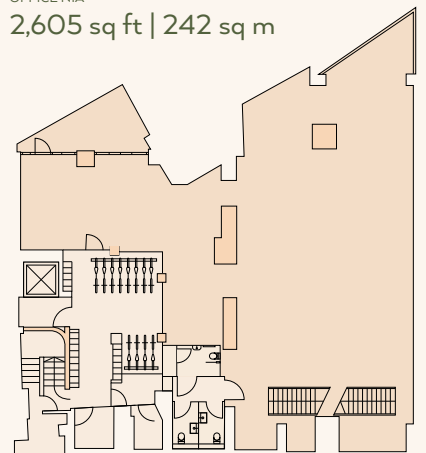
ROOF TERRACE

TERRACE NIA  
753 sq ft | 70 sq m

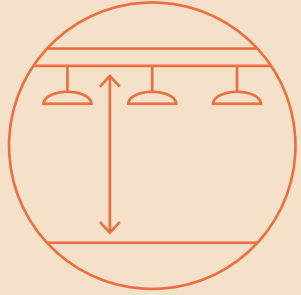


LOWER GROUND

OFFICE NIA  
2,605 sq ft | 242 sq m



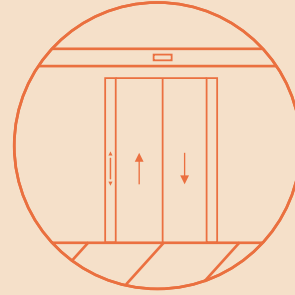
# Summary Specification



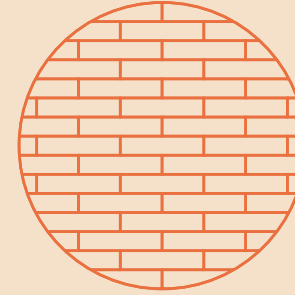
3.0 - 3.9 m  
floor to ceiling heights



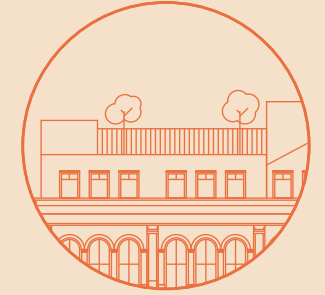
24 cycle spaces and  
44 lockers



8 person lift with  
air purification



Original features - brick walls  
and wooden floors



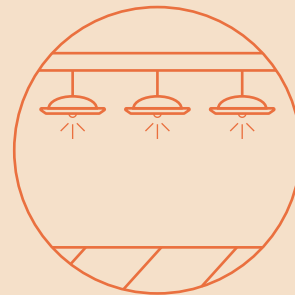
Large feature roof terrace



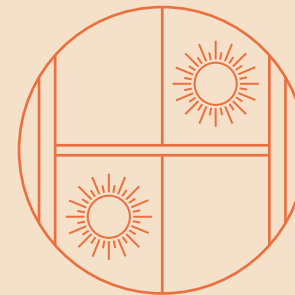
Mechanical, filtered fresh air  
& VRF air conditioning



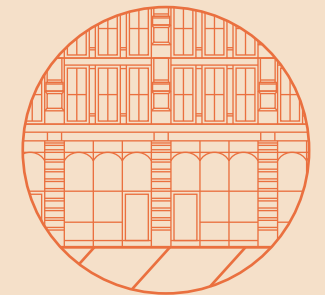
Showers and  
3 WCs per floor



Low-energy  
LED lighting



Openable windows on  
all upper floors, flooded  
with natural light



Impressive oversized ground  
floor reception with double height  
amenity space

# Get in Touch

A Development By



The restoration project proudly targets Net Zero status.



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