

Compton

Clerkenwell

Grafonola
102-108 Clerkenwell
Road
EC1M 5SA

G & LG Duplex Available Within
This Spectacularly Restored
Victorian Warehouse On
Clerkenwell Road

For Rent
3,770 ft²

020 7101 2020
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Location

Situated in the vibrant heart of Farringdon, Grafonola, 102-108 Clerkenwell Road is an address that offers unparalleled access to the very best of London's dynamic city life. This prime location is surrounded by a plethora of established bars, renowned restaurants, boutique hotels, and diverse retail options, providing an energetic and bustling environment that can cater to every need and preference.

Farringdon's reputation for culinary and nightlife excellence is well deserved, with an array of dining and entertainment venues that highlight both the traditional and contemporary facets of London's eclectic scene. From casual cafes to high-end dining, and from historic pubs to trendy bars, the area serves as a magnet for professionals and creatives alike.

Transport connectivity further elevates the desirability of this location. Farringdon station, a hub of network convergence, is just a short stroll away, offering seamless access across London. The introduction of the Elizabeth Line has transformed the area into one of the city's most connected destinations, significantly reducing travel times to key locations and airports. This enhancement in connectivity makes Grafonola an even more attractive proposition for businesses seeking to establish themselves in a location that is both accessible and prestigious.

Geographically, the property is perfectly poised between London's major districts: Midtown, the West End, Old Street, Shoreditch, and the City. This unique positioning allows for effortless movement between London's commercial, tech, creative, and entertainment centres, ensuring that occupants are always in the heart of the action. Additionally, the proximity to King's Cross – just one tube stop away – opens up further national and international travel options, thanks to

the King's Cross St. Pancras station's extensive rail network.

Grafonola is not just a workspace; it's a gateway to experiencing the best of London, offering a dynamic and enriching environment that fosters creativity, connectivity, and growth. Here, you're positioned to thrive at the intersection of culture, commerce, and community, making it the ideal location for businesses looking to make a significant impact in the city.

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Exterior

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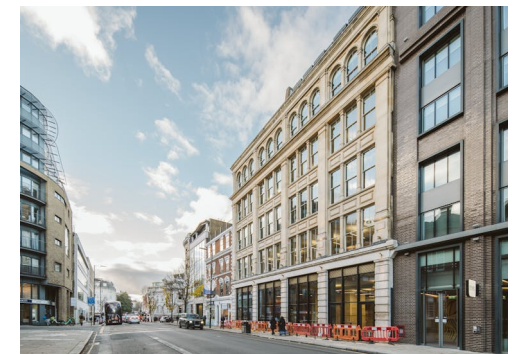
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Amenities

- Architecturally designed Victorian warehouse conversion
- Impressive & generous window frontage
- Superb natural daylight
- Generous cut away void between G & LG Floors
- Skylights to the Ground Floor
- Voluminous floor to ceiling heights
- Sandblasted brickwork
- Restored original wood flooring on Ground Floor
- Low-energy LED lighting
- Mechanical, filtered fresh air & VRF air conditioning
- Self-contained WCs & Shower Facility

Description

Grafonola: A Victorian Warehouse Reimagined

Nestled on Clerkenwell Road, Grafonola stands as a testament to the seamless blend of history and modernity, offering a contemporary and sophisticated workspace. This exceptional edifice, rich in original features and character, has undergone a meticulous Category A restoration, redevelopment, and refurbishment. Designed with the future in mind, our client's goal was to achieve Net Carbon Zero, ensuring that Grafonola not only retains its historic charm, but also embraces sustainable practices.

Tenant well-being has been paramount in our design philosophy. The building offers dedicated and secure storage for bicycles, personal locker spaces, and a drying room, all tailored to support the health and comfort of our future occupants.

Grafonola's walls are steeped in musical history, having once echoed with the sounds of some of the greatest musicians of the 20th century. Famous composers and artists immortalised their work within these walls, under the auspices of Columbia Music. Our once-in-a-century renovation seeks to create a space that continues to inspire and resonate, welcoming a new generation to make its mark.

Spanning from the Lower Ground, Ground to the 5th floors, and capped with an extraordinary rooftop terrace, Grafonola offers panoramic views of the City of London. With a total area of 17,600 Ft², this landmark building presents an unparalleled headquarters (HQ) opportunity for an occupier aiming for a high-profile presence in the heart of Farringdon / Clerkenwell.

Discover a space where heritage meets innovation, in a building that not only sings of its past but also projects a future of sustainability and excellence. Grafonola is not just a workspace; it's a place where legacy and vision converge.

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Content

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Ground	1,387	128.86	£75	£26.50	£3.40	£104.90	£12,124.69	£145,496.30	Available
Lower Ground	2,477	230.12	£75	£26.50	£3.40	£104.90	£21,653.11	£259,837.30	Available
Total	3,864	358.98	£75	£26.50	£3.40	£104.90	£33,777.80	£405,333.60	

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Contact Us

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

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