

Compton

Clerkenwell

Compton Courtyard
40 Compton Street
EC1V 0BD

Inspiring Warehouse Style Office
Space Available for Rent within this
Unique Courtyard Office
Development in the Heart of
Clerkenwell.

For Rent

1,894 to 3,864 ft²

020 7101 2020
compton.london



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Location

Nestled in the vibrant heart of Clerkenwell & Farringdon, Compton Street offers a hidden gem of an office location that is both secluded and well-connected.

Surrounded by a thriving community of independent coffee shops, timeless British pubs, and renowned dining establishments, this area is a sought-after destination for tech start-ups, headquarters, and creative enterprises.

The property enjoys excellent transport links to Farringdon, Barbican, and Old Street stations, making it easy for occupiers and their staff to travel in and out of the city. The arrival of the highly anticipated Elizabeth Line (Crossrail) has only enhanced the already exceptional connectivity of this prime location.

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Entrance

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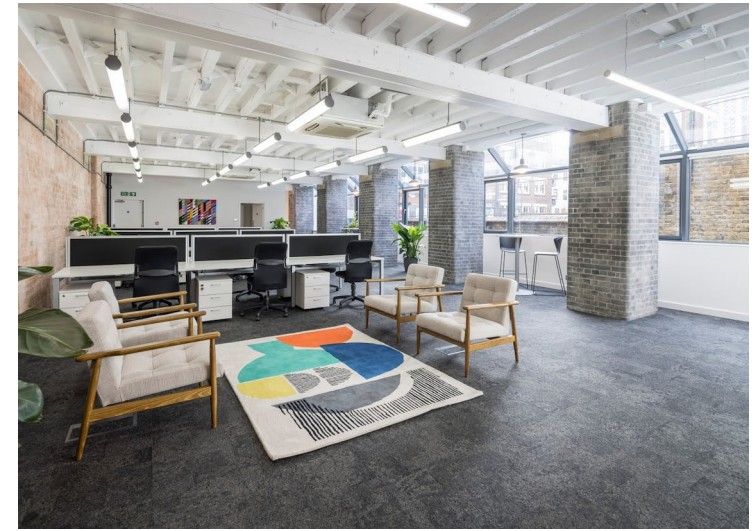
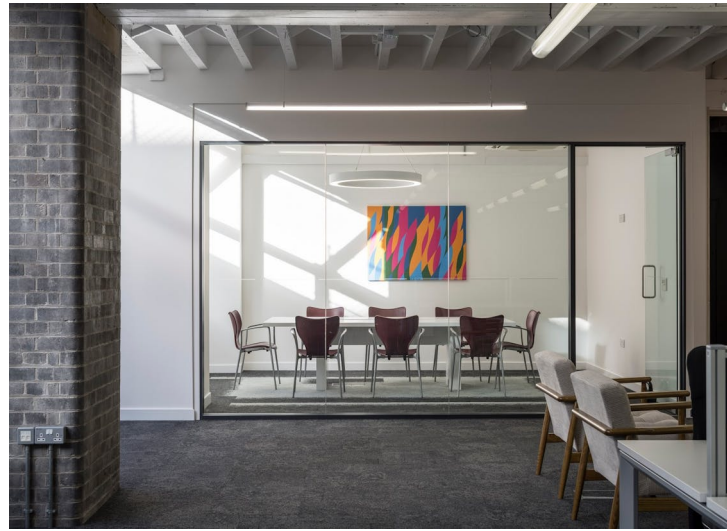
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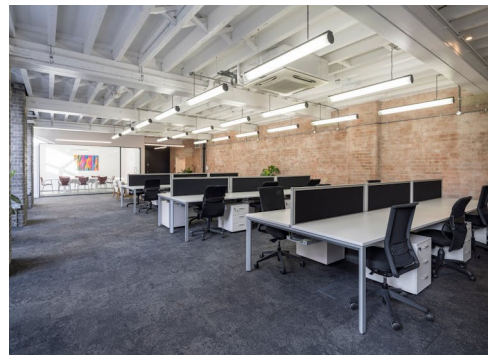
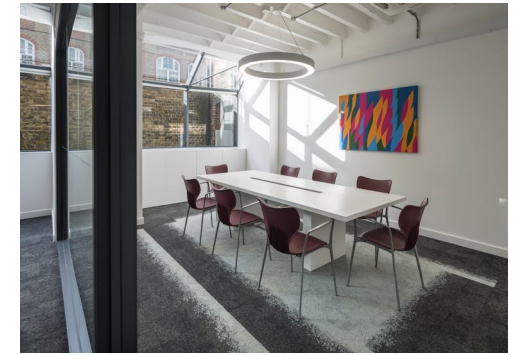
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Amenities

- Courtyard Space
- 2nd Floor - 16x desks, 1 large boardroom, 12 hot desking spaces, breakout space
- Ground Floor - 18 desks, 1 large boardroom, reception & breakout space
- Full Air-conditioning
- 24/7 Security
- Cycle Storage and Shower Facilities
- Manned Reception

Description

During its history Compton Courtyard has served as a base for an illustrious group of tenants, including; shoe manufacturers, engravers and printers. Each one of the previous occupiers has given the building its distinctive character and their specific demands have provided many of its best features; the need for easy access and substantial storage areas. During the early days it led to the large courtyard and excellent access facilities; the natural light that flows through the building made it ideal for the artisans and craftsmen who occupied the building to begin with and has made it an ideal base for designers and photographers in the more recent past.

Now the property has enjoyed a move into the 21st Century, where it has been recently refurbished to exemplary standards with an architectural injection creating inspiring work spaces, whilst still retaining the majority of its original building characteristics to include; exposed brickwork, revealed timber ceiling joists, iron columns, open plan layout formats and fantastic natural daylight.

The estate boasts a generous private secluded courtyard, which you are greeted with when you approach the building towards the main entrance lobby. The reception area décor is industrial chic; with its polished concrete flooring, original open iron staircase descending down from the 1st floor, exposed timber joisted ceilings, together with a modern art installation behind the reception desk with the use of lighting and mirrors by Ulla Winkler.

Compton Courtyard is the epitome of that classic Clerkenwell Victorian warehouse conversion, which has become a real crowd favourite with tenants old and new. We think this property provides a wonderful light and spacious atmosphere that would be of interest to those in the creative, media and tech sectors, but not ruling out professional practices that are seeking a building less of the convention and more of a stimulating work environment.

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Content

Watch the film



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View on Website



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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd - Fully Fitted	1,970	£49.50	£20.51	£11	£13,299.14	£159,589.70	Let
1st	2,099	£42.50	£22.59	£11	£13,309.41	£159,712.91	Let
Ground - Fully Fitted	1,894	£47.50	£19.17	£11	£12,258.92	£147,106.98	Under Offer

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Contact Us

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

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