

# Compton

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## Clerkenwell

12-16 Clerkenwell Road  
EC1M 5PQ

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Fully fitted, plug and play, office  
available in the heart of  
Clerkenwell on a sublease until  
August 2027.

---

## For Rent

5,012 ft<sup>2</sup>

020 7101 2020  
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## Location

Ideally nestled between the West End, the City, King's Cross and Old Street, Clerkenwell has for centuries been one of London's most vital and creative neighbourhoods. It has been the place for coffee shop intrigue and manufacturing innovation, craftsmanship and carousing, radical ideas and groundbreaking architecture.

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Entrance

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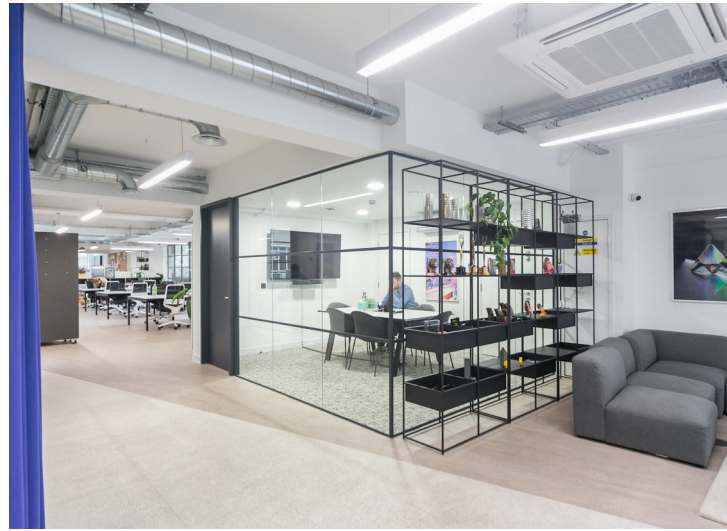
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## Clerkenwell

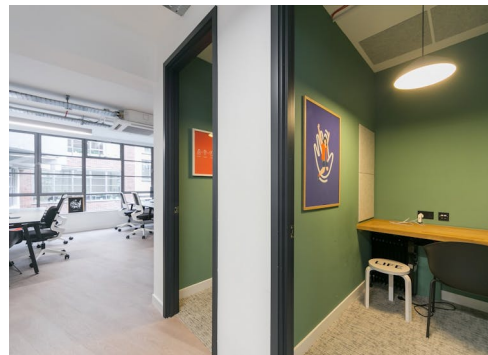
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## Amenities

- Fully Fitted CAT A+
- Available on a sublease direct from the tenants
- Plug and Play- ready to move in straightaway
- 56 fixed desks
- Kitchenette and breakout area
- 4 internal meeting rooms
- 4 phone booths
- Demised WC's & Showers
- Air conditioning installed

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## Description

The 1st Floor at 12-16 Clerkenwell Road is being offered in a fully fitted condition, with 56 desks in situ, 4 meeting rooms and various phone/call booths. The space also boasts a fully fitted kitchen, breakout area and demised WCs and showers. In excellent condition, this unit is the ideal space for a tenant to move straight into with little amendments needed.

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## Content

Watch the film



View on Website





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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
1st	5,012	£59.50	£23.23	£8.30	£91.03	£38,020.20	£456,242.36	Available

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## Contact Us

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

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