

# Compton

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## Farringdon

10-11 Clerkenwell Green  
EC1R 0DP

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Architecturally Designed  
Warehouse Chic Space Available  
For Rent In The Heart of Clerkenwell  
Green

Delivering Fitted & Non-Fitted  
Space

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## For Rent

2,404 to 5,393 ft<sup>2</sup>

020 7101 2020  
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## Location

Clerkenwell Green, a historic sweep in the heart of London's creative district, offers an exclusive commercial address at 10-11. This prestigious location boasts a seamless blend of Victorian charm and modern sophistication, nestled within the vibrant neighbourhood of Clerkenwell. Known for its rich artisan past and a thriving present of design studios, eclectic eateries, and renowned cultural hotspots, this area merges a sense of community with the pulsating life of the city.

The Clerkenwell / Farringdon area has established itself as a thriving retail destination and has fast become one of London's most fashionable residential locations as well as a preferred destination for companies in the creative, technology, media and fashion industries.

The office space at 10-11 Clerkenwell Green not only stands on the axis of tradition and innovation but also enjoys unrivalled connectivity. A mere stone's throw from the area's beating heart, Farringdon station, access is exceptionally convenient. With the advent of the Elizabeth Line, the station has transformed into one of London's most important transport hubs, significantly reducing journey times across the city and beyond.

Farringdon station also enjoys access to the Circle, Metropolitan and Hammersmith & City Underground lines. National Rail services serving Surrey, West Sussex, Kent and Nottinghamshire, as well as swift access to Heathrow Airport, Gatwick Airport and Luton Airport are also located at Farringdon Station. Chancery Lane Station, 900 metres to the south-west also provides access to the Central Line.

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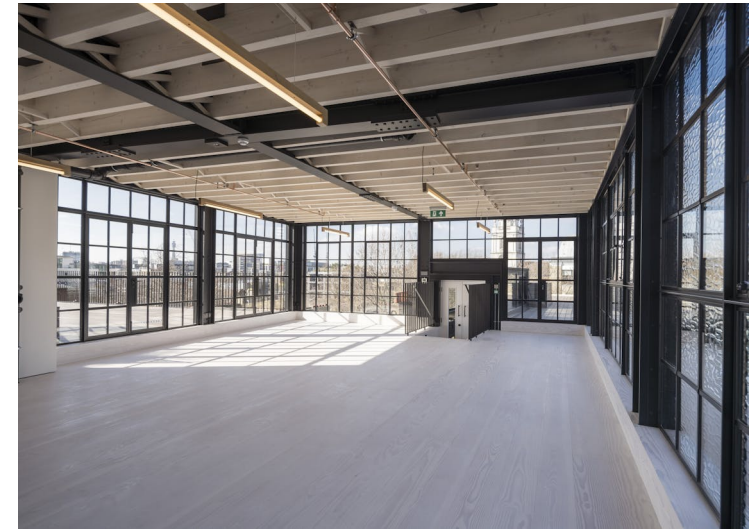
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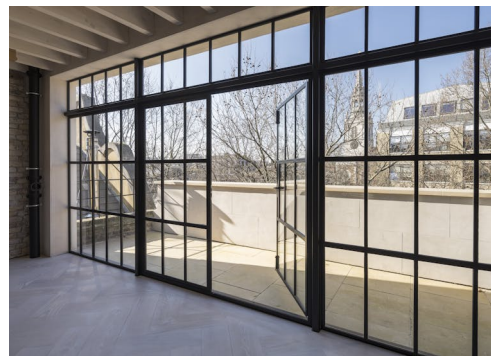
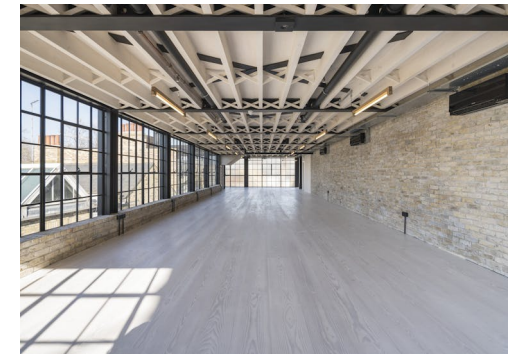
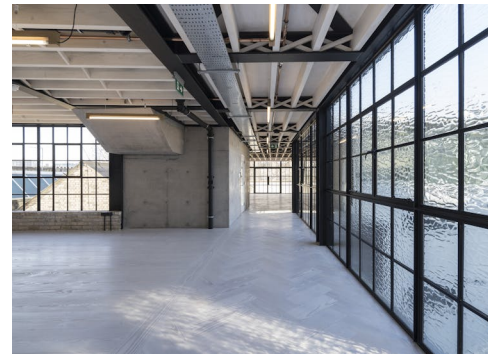
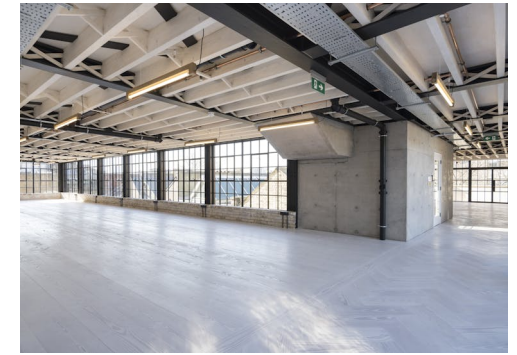
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## Amenities

- Outstanding private roof terrace on level 5
- Fully Fitted & Furnished 2nd Floor
- Superb natural daylight
- Gorgeous industrial style W20 and sash windows
- Characterful exposed ceiling trusses
- Beautifully restored and new wood flooring throughout
- Sandblasted authentic brickwork
- Exposed concrete core
- Self-contained WCs on each floor
- Passenger Lift
- Shower Facilities
- Bike Store
- Short walk to Farringdon Station

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## Description

Architecturally Designed Warehouse Chic Space Newly Available For Rent In The Heart of Clerkenwell Green

A selection of fitted & non-fitted spaces exquisitely designed and delivered to provide inspiring workspace for professional and creative businesses

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## Content

Watch the film



View in Virtual Reality



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
5th - W/ Private Roof Terrace	665	£85	£18.40	£10	£113.40	£6,284.25	£75,411	Available
4th	2,324	£85	£18.77	£10	£113.77	£22,033.46	£264,401.48	Available
3rd	2,404	£75	£18.81	£10	£103.81	£20,796.60	£249,559.24	Available
Total	5,393	£81.67	£18.66	£10	£110.33	£49,114.31	£589,371.72	

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## Contact Us

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

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