

Compton

*For Rent*  
**10-11 Clerkenwell Green  
Farringdon EC1**

# Final Fully-Fitted Floor In This Architecturally Designed Warehouse Chic Space On Clerkenwell Green

**For Rent**

10-11 Clerkenwell Green  
Farringdon EC1R

**Size**

2,404 Ft<sup>2</sup>

**Rent**

£85 per sq ft

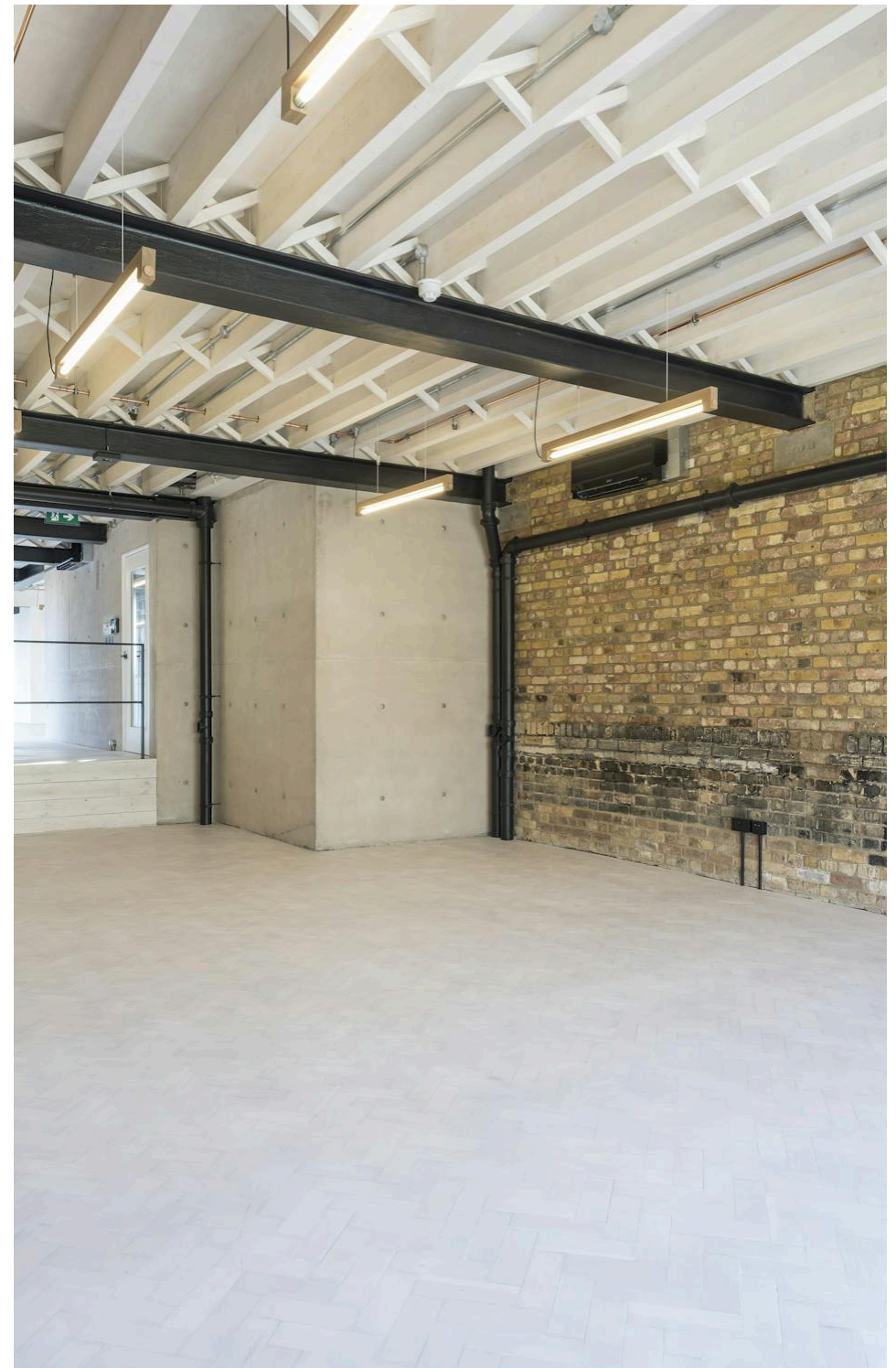
**Fitout**

Not Fitted. Spaces can be delivered  
Fitted & Furnished by arrangement

**Description**

Final new fitted floor remaining in this architecturally designed warehouse in the heart of Clerkenwell Green. Exquisitely designed and delivered to provide inspiring workspace for professional and creative businesses.

Fully-fitted with 24 desks (room for 30), a kitchenette with generous break out & 2 meeting rooms



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*Roof Terrace*

**Size**

2,404 Ft<sup>2</sup>

**Rent**

£85 per sq ft

**Fitout**

Not Fitted. Spaces can be delivered  
Fitted & Furnished by arrangement



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For Rent

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4th Floor

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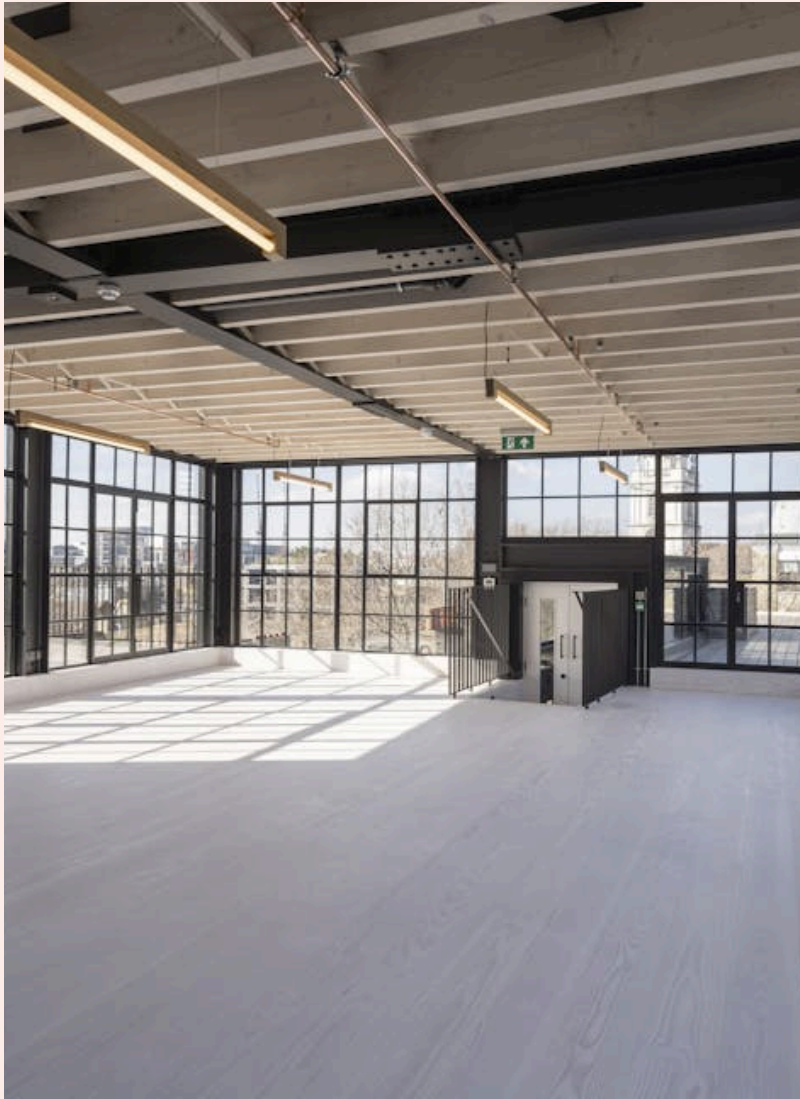
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**For Rent**

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Farringdon EC1R

*5th Floor*



*5th Floor*



**For Rent**

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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.

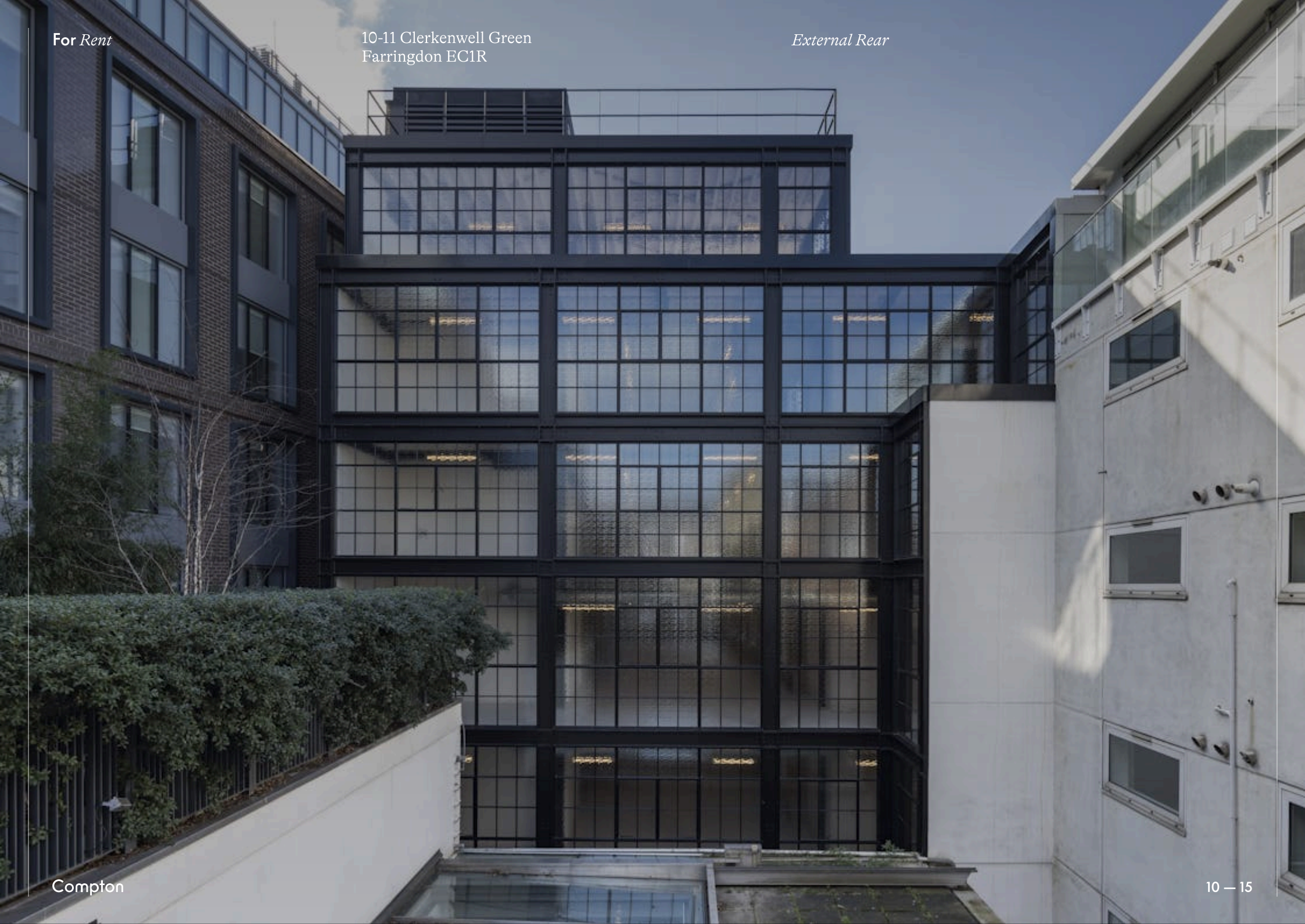




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External Rear



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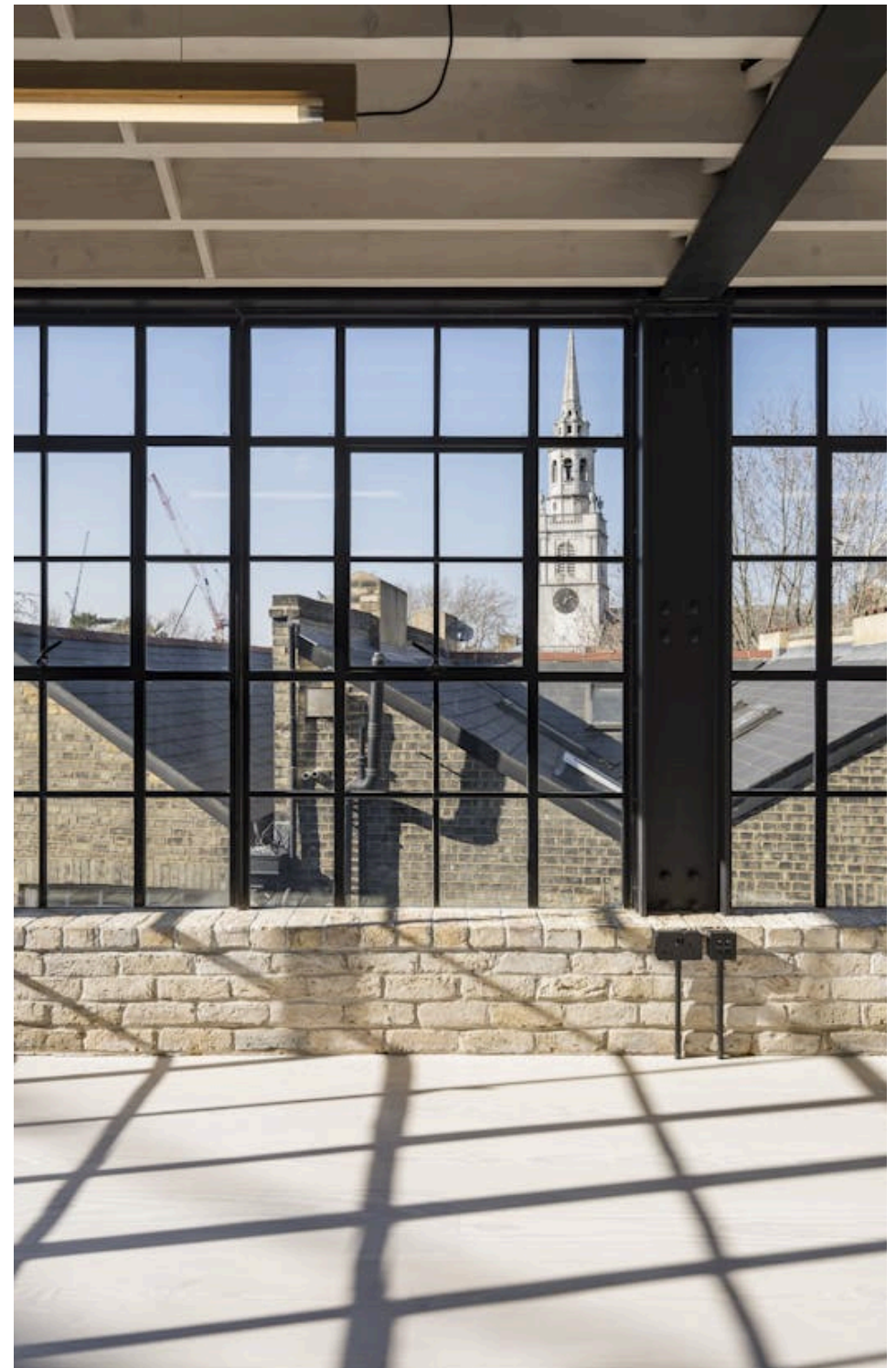
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**Amenities**

- Fully-fitted with 24 desks (room for 30), a kitchenette with generous break out & 2 meeting rooms
- Superb natural daylight
- Gorgeous industrial style 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

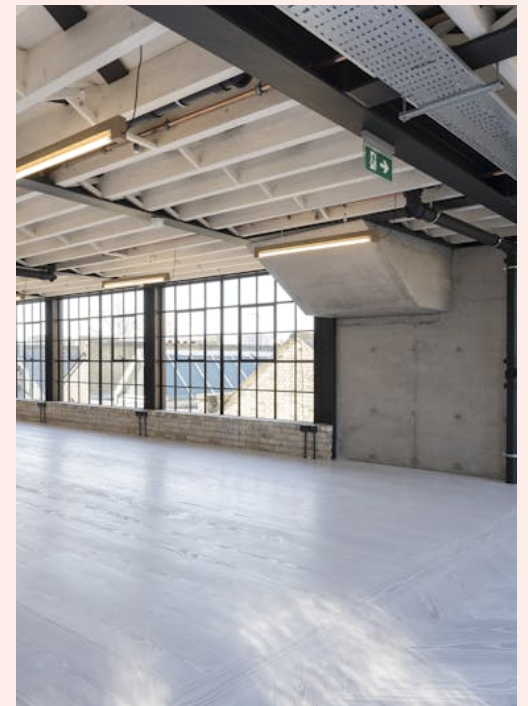
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*For Rent*

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*4th Floor*



*MC31476618HR.jpg*



Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
3rd	2,404	£85	£25	£12	£122	£24,440.67	£293,288	Under Offer
Total	2,404	£85	£25	£12	£122	£24,440.67	£293,288	

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**Tenure**

New Lease

**Availability**

Available Immediately

**Legal Costs**

Each party to bear their own costs

**VAT**

Applicable

**Compton Concierge**

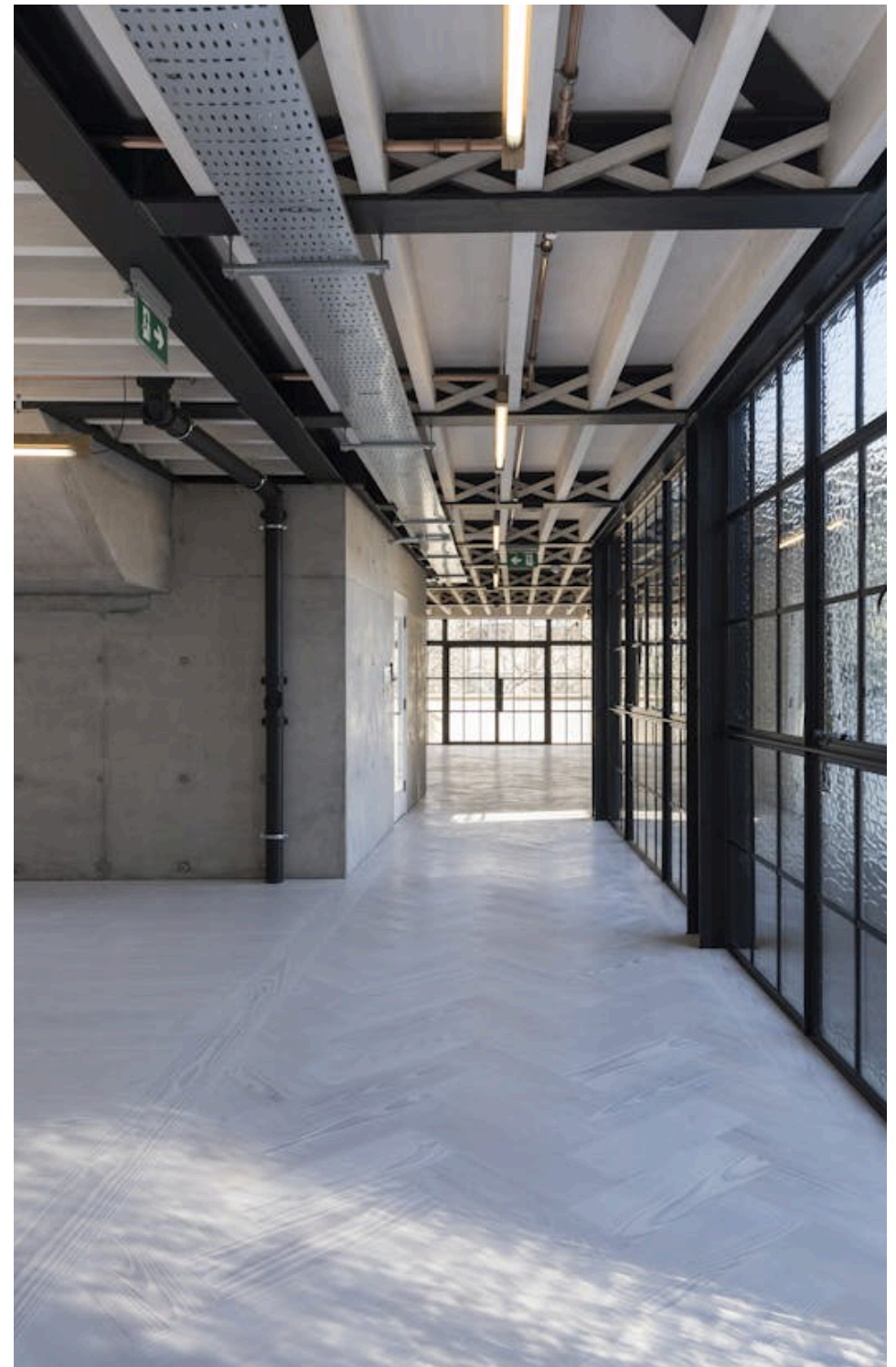
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**Content**

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