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**Clerkenwell** 14 Clerkenwell Close EC1R 0AN

**For Rent** 2,142 ft<sup>2</sup>

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Fantastic fully fitted space located just off Clerkenwell Green, a stones throw from Farringdon station.

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#### Location

Clerkenwell is a vibrant community that delivers an eclectic mix of authentic and high-quality experiences, from the Michelin star dining at St John and Club Gascon, to the street food of Exmouth and Leather Lane Markets and the spectacle of Clerkenwell Design Week.

As such the district has attracted a host of excellent occupiers.

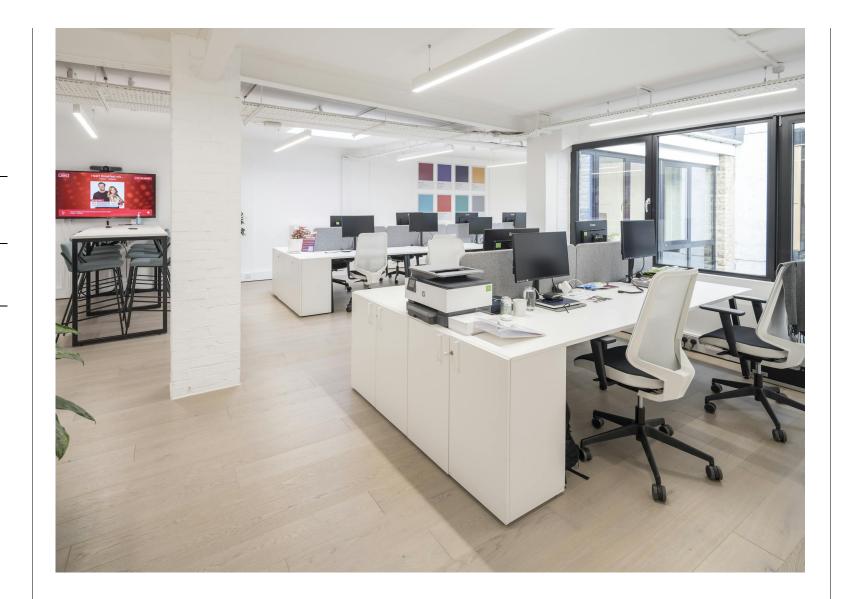
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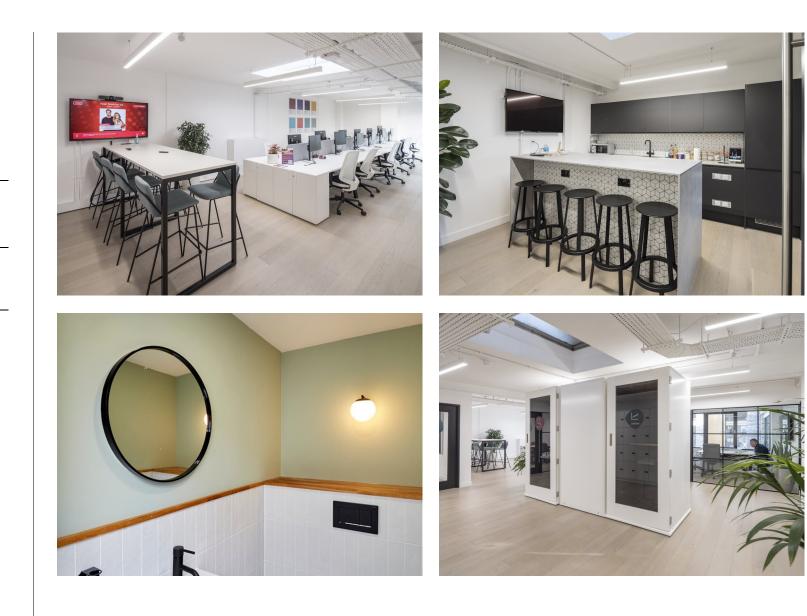
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#### Amenities

- Communal rooftop terrace
- Fully fitted and ready for immediate occupation
- Modern suspended lighting
- Modern reception lobby
- High quality wood flooring
- Perimeter air conditioning
- Exposed original brickwork
- Communal showers and secure bike storage

#### Description

Discover this fully fitted third floor office space situated within a landscaped oasis, just off Clerkenwell Green.

14 Clerkenwell Close is at the heart of Farringdon & Clerkenwell's creative scene.

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Content

Watch the film

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#### Developer

Private Landlord

Tenure

Leasehold

#### LEase Term

New full repairing and insuring lease(s) available for a term by arrangement direct from the landlord

#### VAT

The property is elected for VAT

Local Authority

The London Borough of Islington

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#### Floor Areas & Outgoings

#### The accommodation comprises of the following

Floor/Unit	sq ft	Rent	Rates Payable	Service charge	Availability
3rd	2,142	£75 /sq ft	£18.50 /sq ft	£11.67 /sq ft	Available
Total	2,142				

#### Contact Us

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

Emma Higgins eh@compton.london 07769 605 295

Alex Sugar as@compton.london 07585 793 379



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