

# Compton

## Clerkenwell

14 Clerkenwell Close  
EC1R 0AN

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

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

020 7101 2020  
compton.london



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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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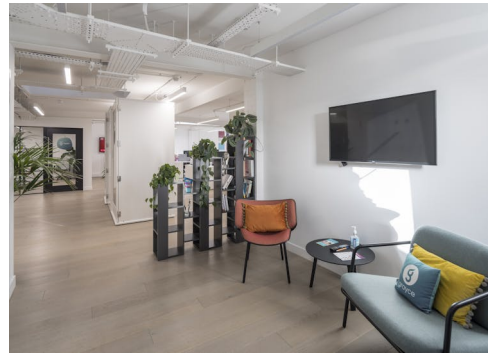
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## Amenities

- Communal rooftop terrace
- Fully fitted and ready for immediate occupation
- Can fit up to 25 desks
- Kitchenette + break out area
- Hot desk area
- 2 x meeting rooms
- 3 x phone booths
- Modern suspended lighting
- Modern reception lobby
- High quality wood flooring
- Perimeter air conditioning
- Exposed original brickwork
- Communal showers and secure bike storage

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## Description

Discover this fully fitted third-floor office space, ready for immediate occupation, situated within a landscaped oasis just off Clerkenwell Green. The space can accommodate up to 25 desks and includes 2 meeting rooms. Tenants also benefit from access to a communal roof terrace, communal showers, and secure bike storage. 14 Clerkenwell Close is at the heart of Farringdon & Clerkenwell's vibrant creative scene, offering an ideal workspace in one of London's most dynamic areas.

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## Content

Watch the film



Watch the film



View on Website



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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

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The accommodation comprises of the following

Floor/Unit	sq ft	Rent	Rates Payable	Service charge	Total month	Availability
3rd	2,142	£69.50 /sq ft	£18.50 /sq ft	£11.67 /sq ft	£17,791.10	Available
Total	2,142				£17,791.10	

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## Contact Us

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

Emma Higgins  
[eh@compton.london](mailto:eh@compton.london)  
07769 605 295

Alex Sugar  
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07585 793 379

