1

KENW

8

CL

0

S

4

U

•

Clerkenwell 14 Clerkenwell Close EC1R 0AN

For Rent 2,142 ft²

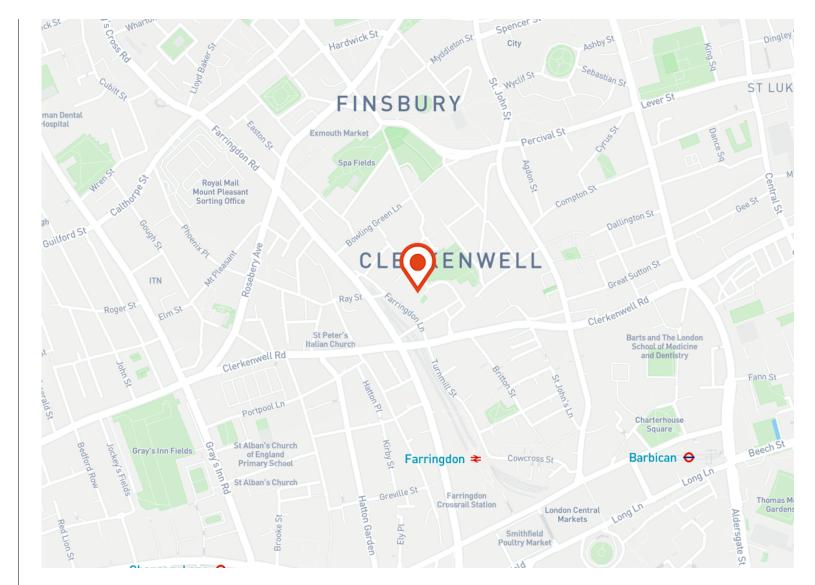
Fantastic fully fitted space located just off Clerkenwell Green, a stones throw from Farringdon station.

020 7101 2020 compton.london

Clerkenwell 14 Clerkenwell Close EC1R OAN

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

For Rent 2,142 ft²



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.

Clerkenwell 14 Clerkenwell Close EC1R OAN

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



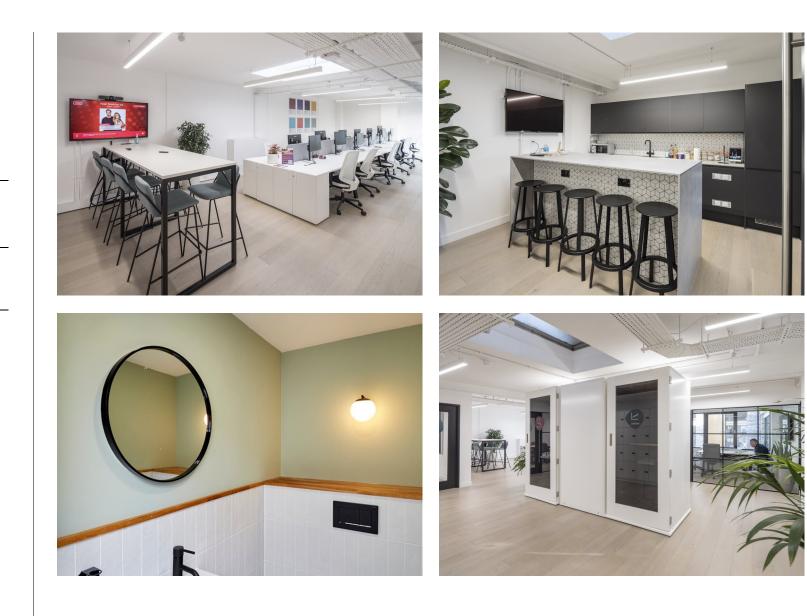
Clerkenwell 14 Clerkenwell Close EC1R OAN

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



Clerkenwell 14 Clerkenwell Close EC1R OAN

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



Clerkenwell 14 Clerkenwell Close EC1R OAN

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















Clerkenwell 14 Clerkenwell Close EC1R OAN

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

For Rent 2,142 ft²

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

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.

Clerkenwell 14 Clerkenwell Close EC1R OAN

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

For Rent 2,142 ft²

Content

Watch the film

Watch the film

View on Website

Developer

Private Landlord

Tenure

 $[\mathbf{Z}]$

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

Clerkenwell 14 Clerkenwell Close EC1R OAN

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

For Rent 2,142 ft²

Floor Areas & Outgoings

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	

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



020 7101 2020are given without any responsibility and any int
otherwise as to the correctness of each of them.
Compton.londoncompton.londonCompton is the licensed trading name of Compto
Generated on 03/10/2024

Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, ECIV 4JJ Generated on 03/10/2024