

Compton



Farringdon

15 Clerkenwell Close
Clerkenwell Green
EC1R 0AA

A striking, duplex office with limestone façade, double height ceilings and a glass floating meeting room on Clerkenwell Green for sale.

For Sale
3,445 ft²

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Location

15 Clerkenwell Close is located between Clerkenwell and Farringdon, just off the picturesque Clerkenwell Green.

The property is conveniently located in close proximity to both Exmouth and Smithfield Markets; both offer a well-established array of dining options.

Farringdon Station is within a 4 minute walk offering the following services; Elizabeth Line, Thameslink and London Underground (Circle, Metropolitan and Hammersmith & City Lines).

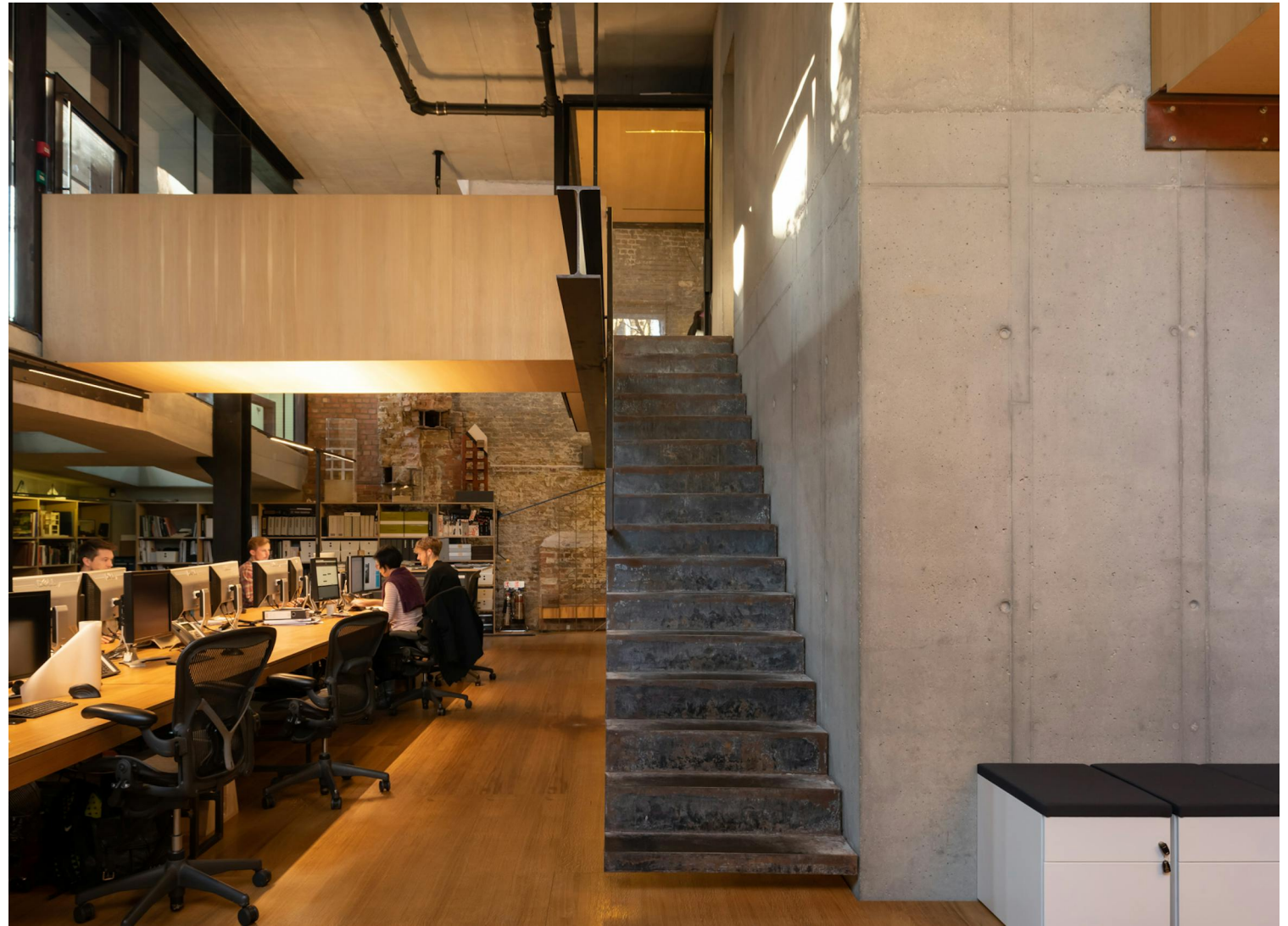
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Main Office Staircase

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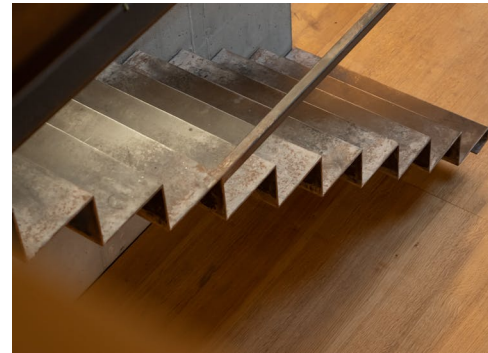
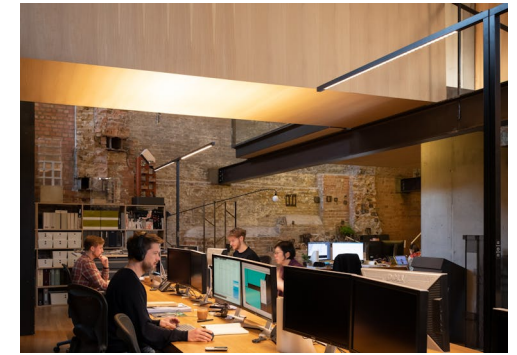
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Amenities

- Self Contained, Grade A Office Space
- Share of Freehold
- EPC B
- Designed by renowned architect Amin Taha
- Exposed brick walls and steel beams throughout

Description

A fully fitted, self contained ground and lower ground floor office in the heart of Clerkenwell, designed by renowned Architect Amin Taha comprising 3,445 sq ft of Grade A office space.

The development completed in 2017, won a RIBA National Award in 2018 and was one of six buildings shortlisted for the Stirling Prize in 2021.

Benefitting from exceptional connectivity; located within 150 meters of Farringdon Station (Elizabeth Line, Thameslink and London Underground).

Enter the building over the pebbled floor, dodging the glass walk on roof lights and stepping onto the glass bridge; it feels like you have stepped into a void suspended between the lower ground space and the heavy mass of the building floating above.

On the ground floor, the floating glass meeting room appears balanced on a beam, the folding raw metal staircase leads down to the studio space below; all brought together with different materials but are connected by a similar attitude to simplicity, rawness and expression.

The lower ground floor is arranged around the central lift core and comprises two W.C's, a well equipped kitchenette and ample space for 40 desks. It does not feel like subterranean space as natural light floods in through the vast cutaways, glass ceilings, roof lights and glazed walkways.

Offers are invited in excess of £3,200,000 subject to contract and exclusive of VAT.

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Content

Watch the film



Watch the film



View on Website



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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	Description	sq ft	Availability
Ground - Glass Box Mezzanine	Glass Box Mezzanine	754	Available
Lower Ground - Main Office Floor	Main Office Floor	2,691	Available
Total		3,445	

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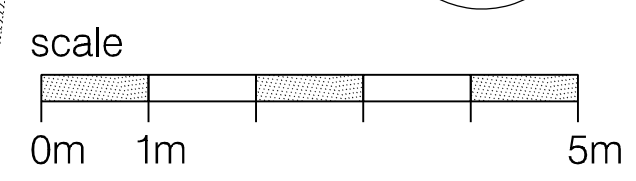
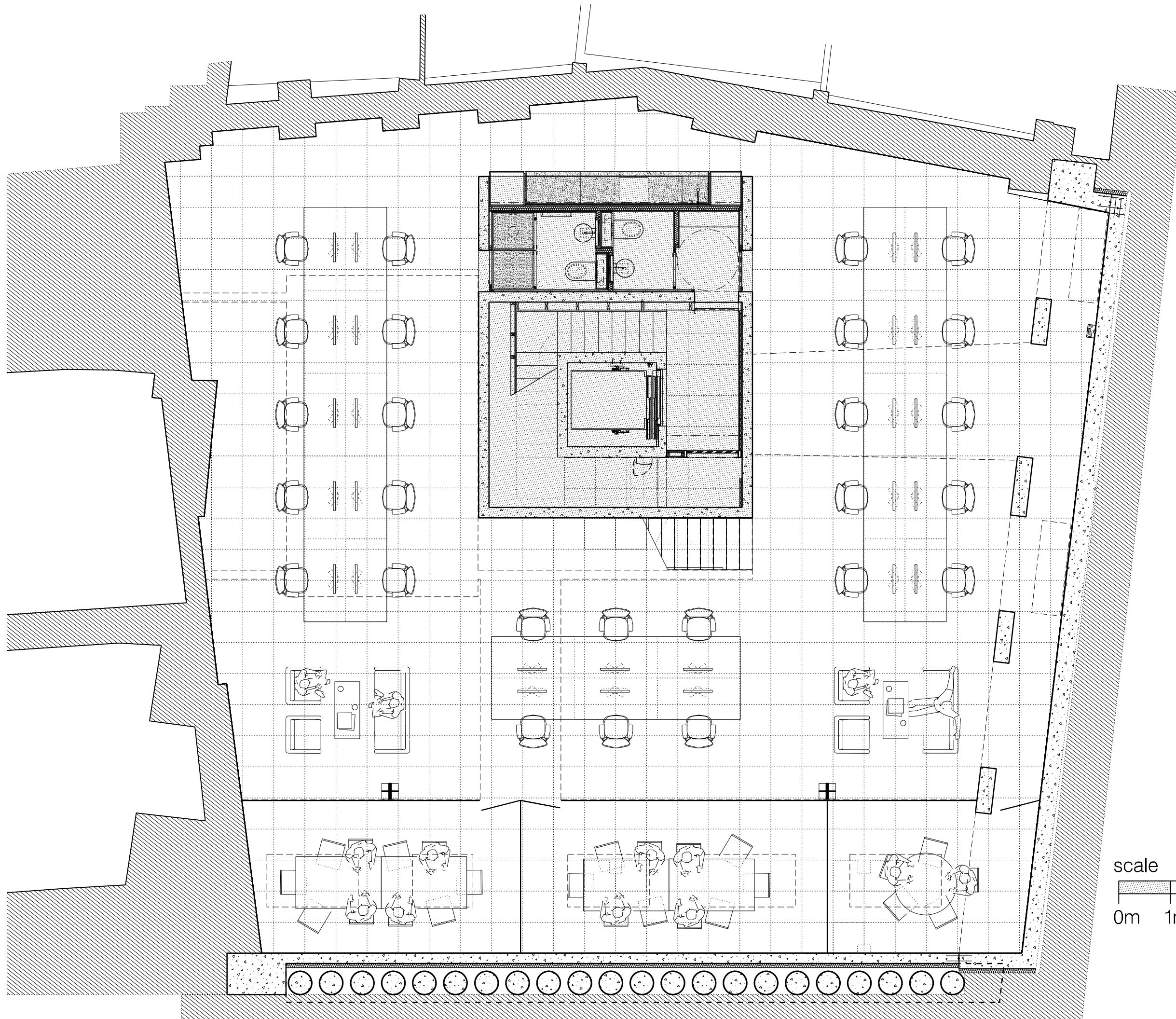
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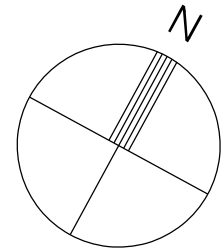
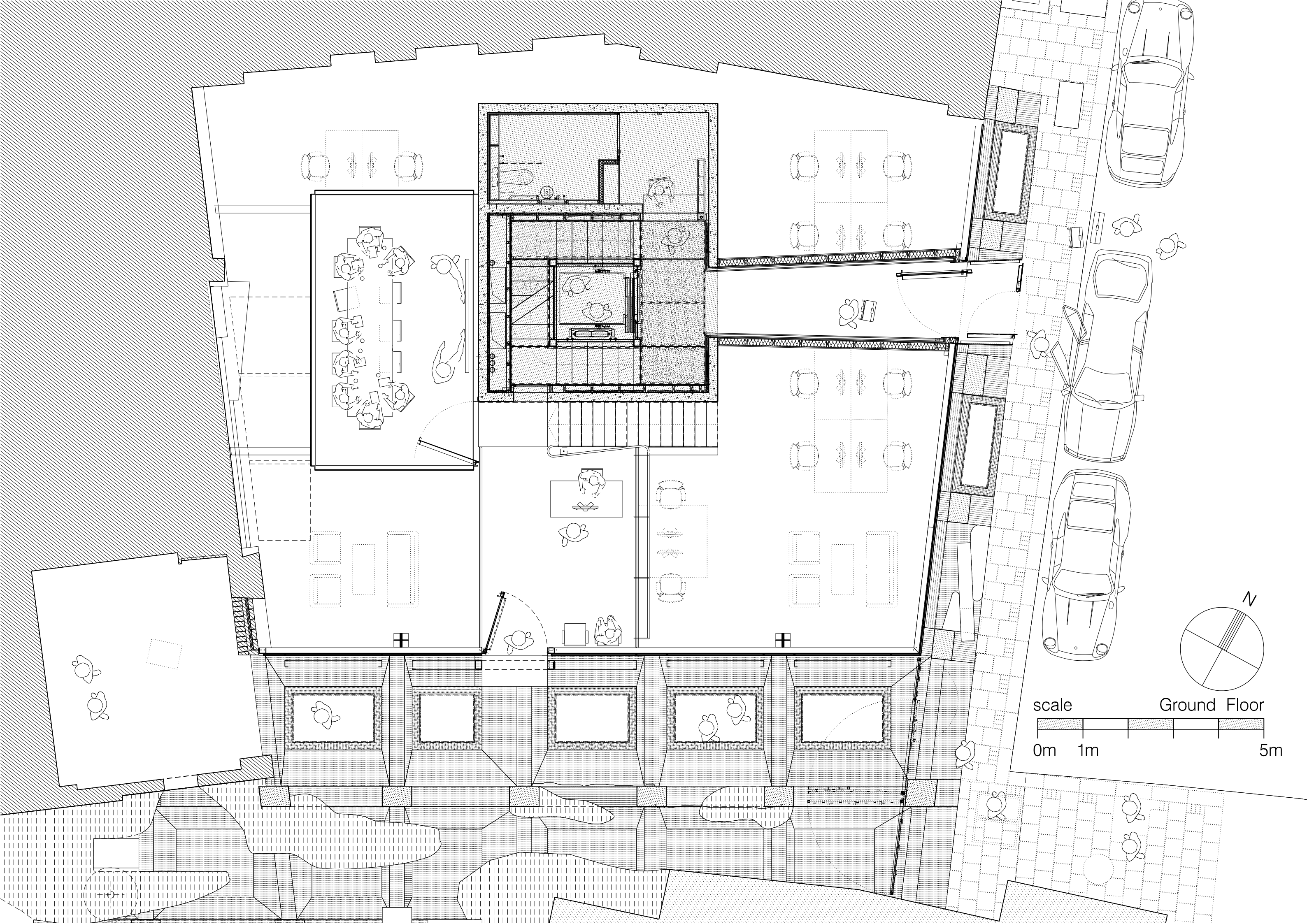
All appointments to view must be arranged via sole agents, Compton, through —

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scale
0m 1m 5m

Ground Floor



15 CLERKENWELL CLOSE
LOCATION PLAN

- 1. CLERKENWELL CLOSE
- 2. CLERKENWELL GREEN
- 3. FARRINGDON LANE
- 4. FARRINGDON ROAD
- 5. CLERKENWELL ROAD
- 6. ST JAMES CHURCH

