

# Compton

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## Clerkenwell

10a Northburgh Street  
EC1V 0AT

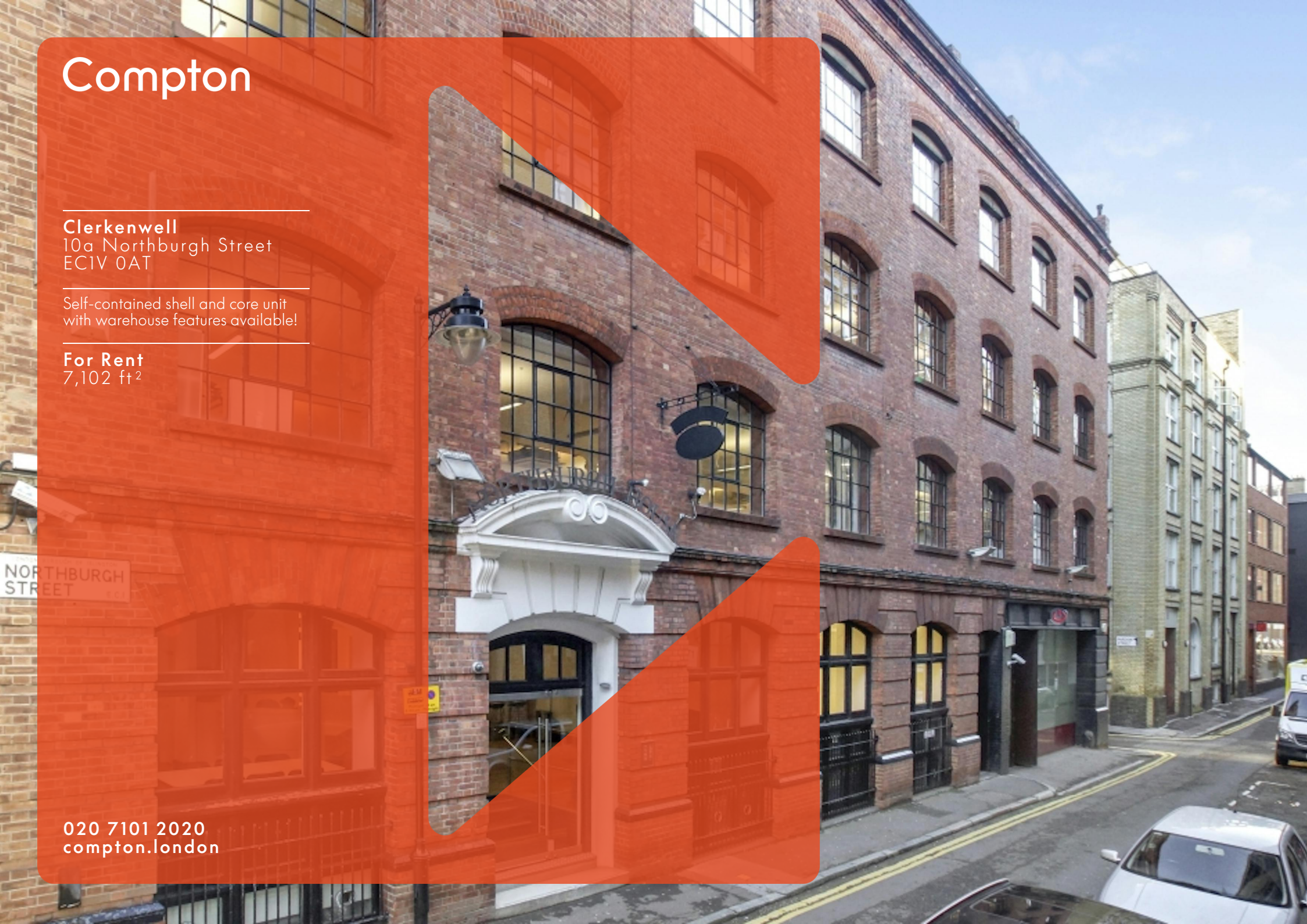
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Self-contained shell and core unit  
with warehouse features available!

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**For Rent**  
7,102 ft<sup>2</sup>

020 7101 2020  
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## Location

Nestled in the vibrant heart of Clerkenwell & Farringdon, Northburgh House on Northburgh Street offers a hidden gem of an office location that is both secluded and well-connected.

Surrounded by a thriving community of independent coffee shops, timeless British pubs, and renowned dining establishments, this area is a sought-after destination for tech start-ups, headquarters, and creative enterprises.

The property enjoys excellent transport links to Farringdon, Barbican, and Old Street stations, making it easy for occupiers and their staff to travel in and out of the city. The arrival of the highly anticipated Elizabeth Line (Crossrail) has only enhanced the already exceptional connectivity of this prime location.

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## Amenities

- Self-contained
- Ground & Lower Ground Duplex
- Shell and Core finish
- DDA compliant lift
- Glass window frontage
- Branding opportunities

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## Description

The Ground and Lower Ground floors at 10a Northburgh Street provide a self contained warehouse style unit. The glass frontage provides excellent branding opportunities for any potential occupier. The space is connected via an internal staircase and benefits from original cast iron columns throughout.

The space could work for a variety of users such as Office, Showroom, Gym or Leisure users.

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## Content

View on Website



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## Terms

New full repairing & insuring lease 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 the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Unit - Ground & Lower Ground	7,102	£35	£9.88	£8.50	£53.38	£31,592.06	£379,104.76	Available

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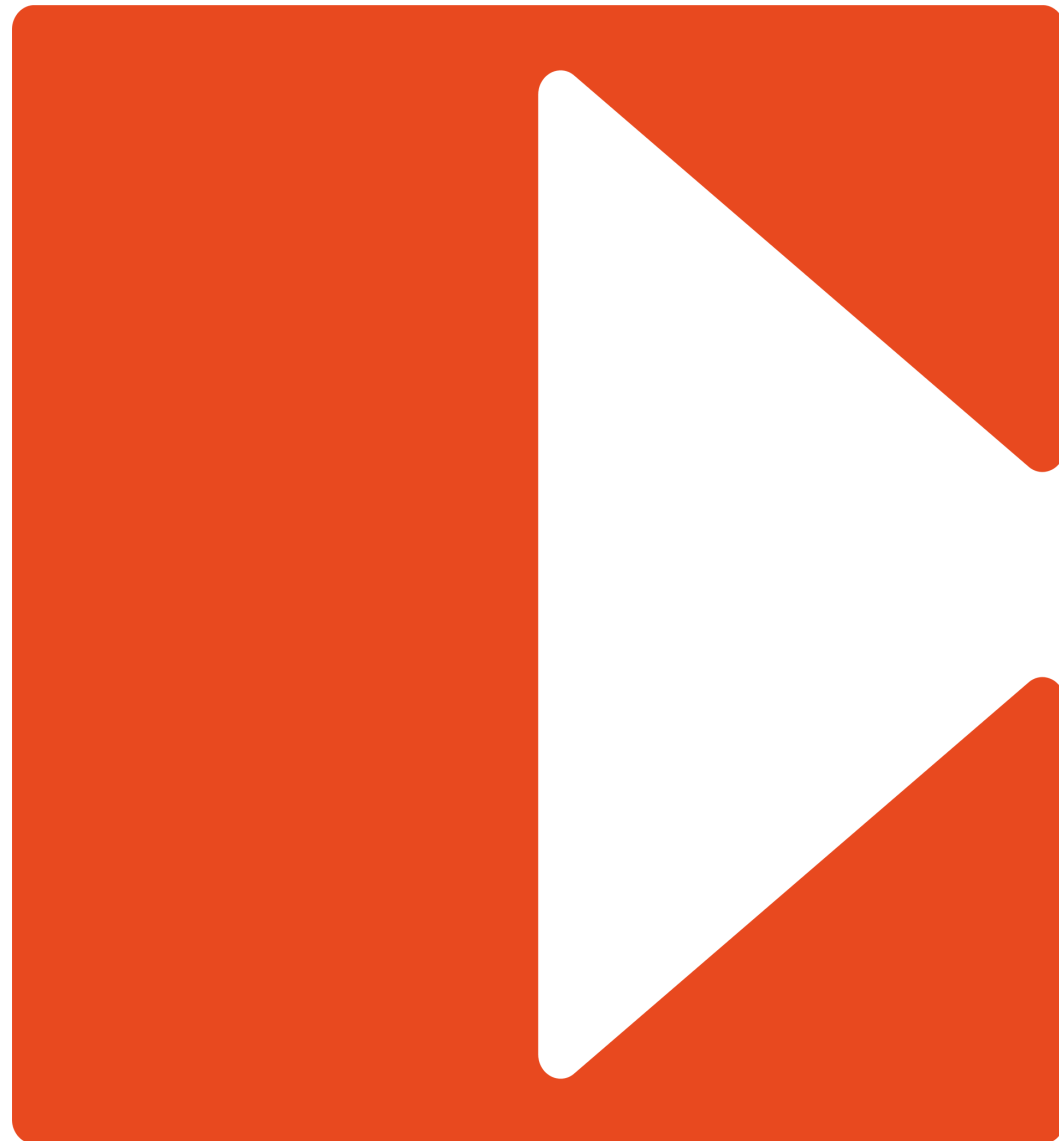
## Contact Us

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

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