Clerkenwell Challoner House 19-21 Clerkenwell Close EC1R 0QN

Challoner House is a former Victorian warehouse that has been beautifully refurbished and designed by Akelius and HUT Architecture.

For Rent 2,777 ft²

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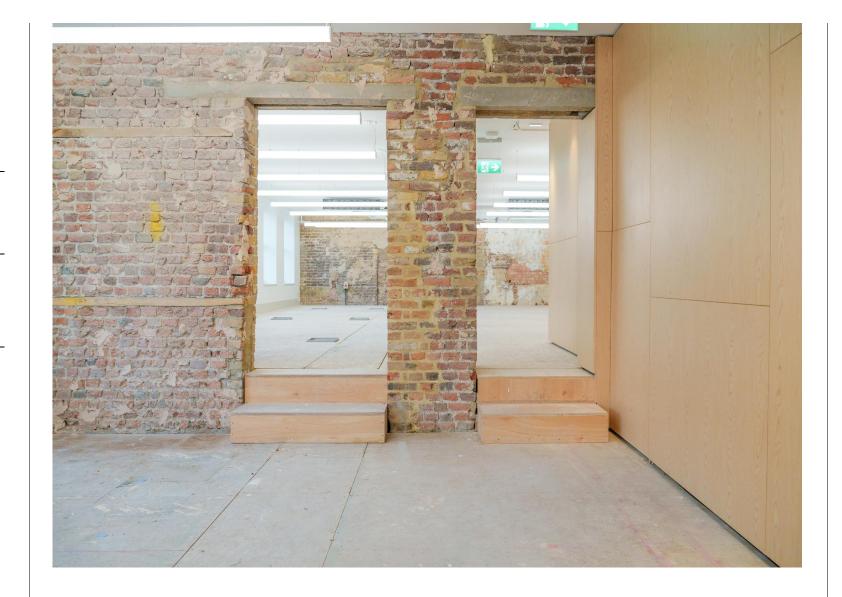
Location

The building benefits from a wealth of local amenities and excellent travel connections. Amongst the cafés, restaurants and food markets, the property's location also offers multiple green spaces with St James's Church Garden a two-minute walk away. Farringdon Station is a 5-minute walk away offering Underground, Elizabeth Line and National Rail services.

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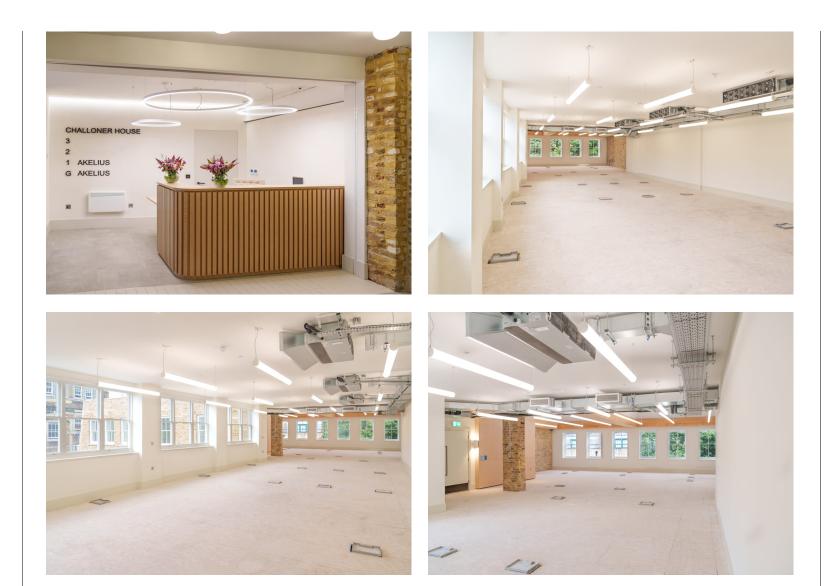
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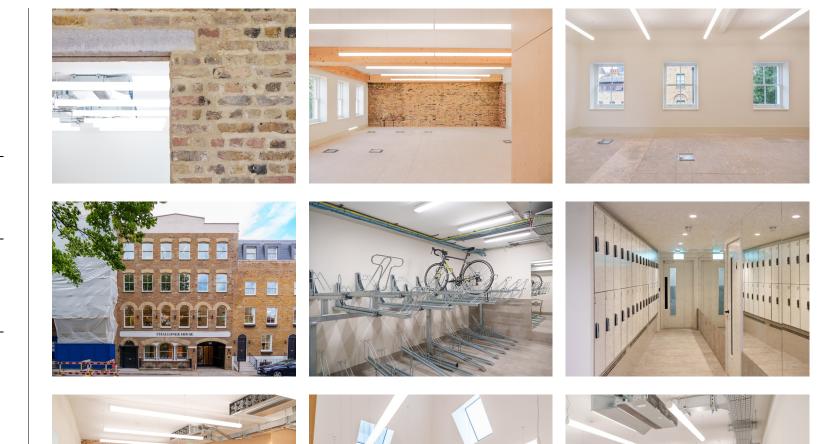
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Amenities

- Brand newly refurbished
- Restored Victorian warehouse
- Onsite commissionaire
- Remodelled reception
- Exposed brickwork
- New communal showers and lockers
- Secure bike parking
- Views over St James' Church and Garden
- Feature staircase
- Characterful pitched roof on 3rd Floor
- Landlord can deliver CAT B by separate negotiation
- EPC B

Description

Challoner House is a former Victorian warehouse that has been beautifully refurbished and designed by Akelius and HUT Architecture.

Challoner House was originally built in the late 1860's for Knight & Hawkes, type founders when Clerkenwell was buzzing with printing and engraving industries. The building was named after Sir Thomas Challoner, a courtier and gentleman of the Privy Chamber, and was one of the favourites of James I and appointed governor to the King's heir, Prince Henry.

The project has retained and restored the original features of the building, while introducing sustainable interventions including a new biodiverse green roof and PV panels. Challoner House is targeting BREEAM Excellent.

The building can offer space from 2,772 sq ft up to 5,619 sq ft.

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Content

View on Website



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Floor Areas & Outgoings

The accommodation comprises the following areas:

| Name | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total month | Total year | Availability |
|-------|-------|--------------|--------------------------|---------------------------|-------------|-------------|--------------|
| 3rd | 2,777 | £70 | £20 | £15.94 | £24,516.28 | £294,195.38 | Available |
| 2nd | 2,842 | £67.50 | £20 | £15.94 | £24,498.04 | £293,976.48 | Let |
| Total | 5,619 | £68.75 | £20 | £15.94 | £49,014.32 | £588,171.86 | |

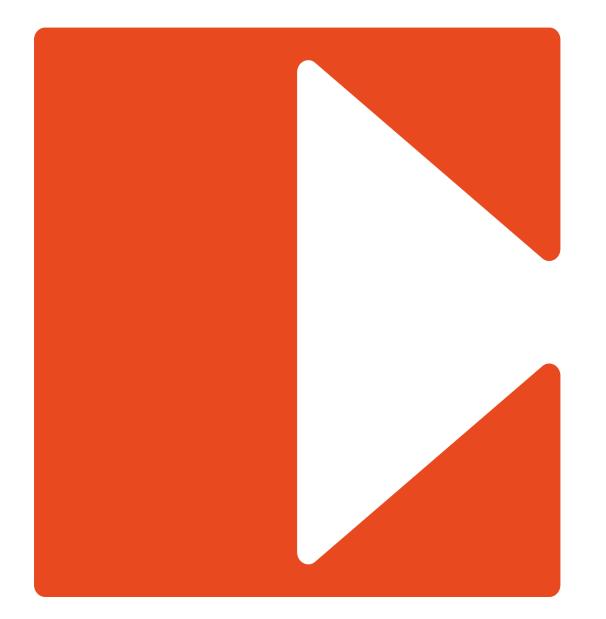
Contact Us

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

Emma Higgins eh@compton.london 07769 605 295

Shaun Simons ss@compton.london 07788 423131

Andy Gilbert ag@compton.london 07833993714



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