

# Compton

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## Clerkenwell

Challoner House  
19-21 Clerkenwell Close  
EC1R 0QN

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

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## For Rent

2,777 ft<sup>2</sup>

020 7101 2020  
compton.london



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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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## Clerkenwell

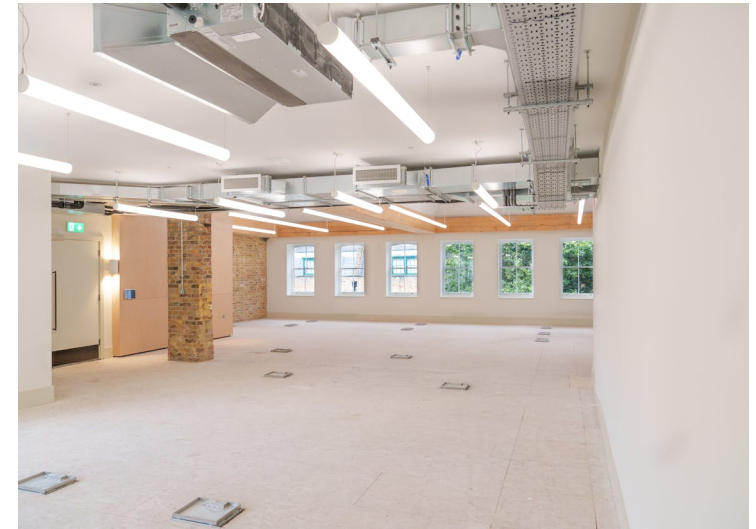
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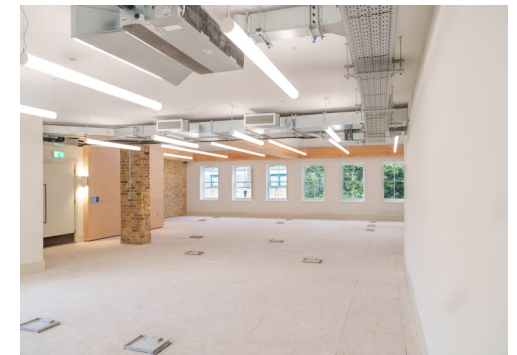
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## Amenities

- 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

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## 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

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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 month	Total year	Availability
3rd	2,777	£70	£20	£15.94	£24,516.28	£294,195.38	Under Offer
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	

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## Contact Us

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

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