

# Compton

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**Clerkenwell**  
1 Berry Street  
EC1V 0AA

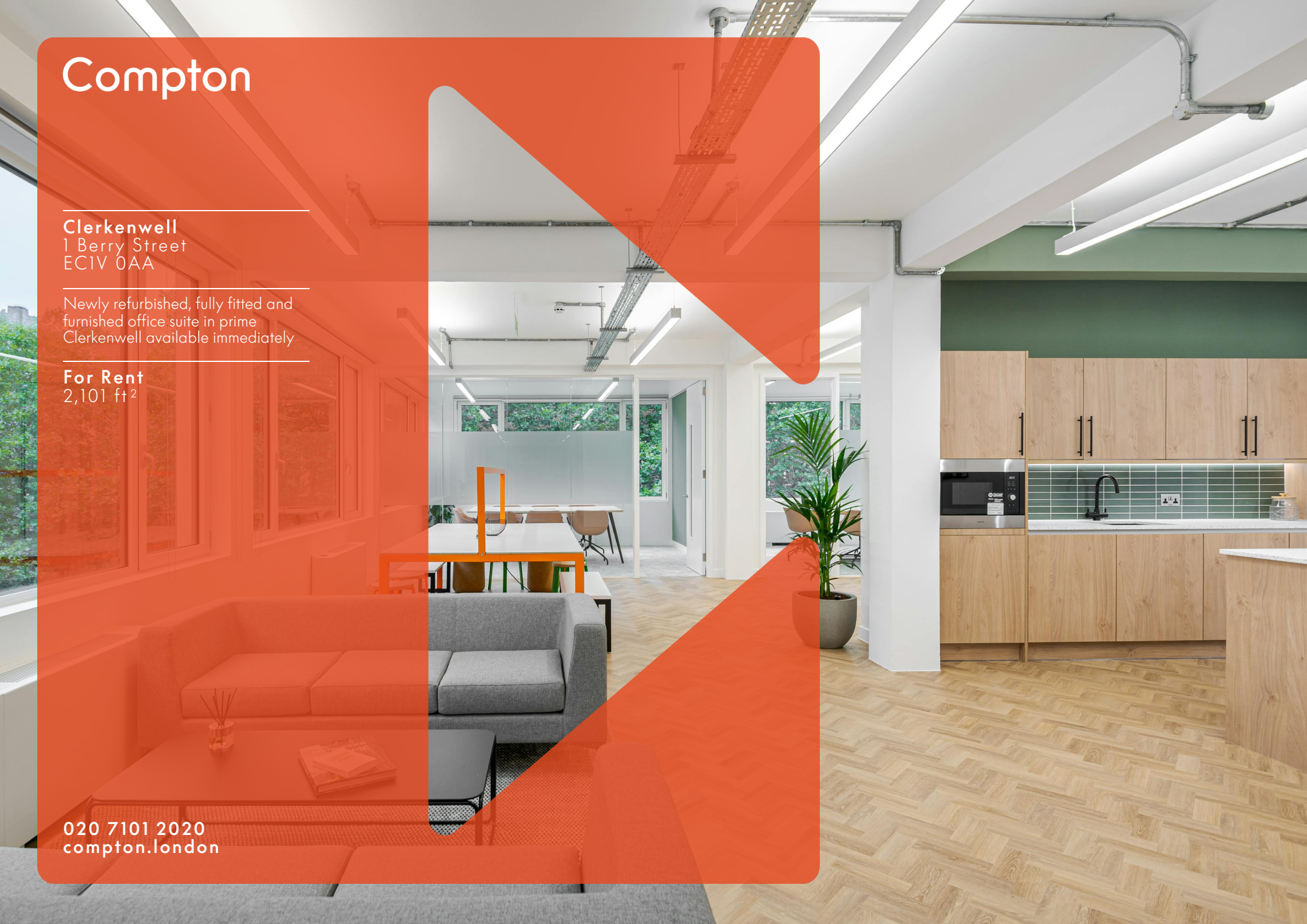
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Newly refurbished, fully fitted and  
furnished office suite in prime  
Clerkenwell available immediately

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**For Rent**  
2,101 ft<sup>2</sup>

020 7101 2020  
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## Location

Situated in one of London's most dynamic and sought-after neighborhoods, 1 Berry Street offers a prestigious address in the vibrant heart of EC1. Enjoy unparalleled connectivity, with Old Street, Barbican, and Farringdon stations all within a short walk, providing swift access to the London Underground, National Rail, and the soon-to-open Elizabeth Line. This makes commuting convenient for your team and ensures you're well-connected to clients across the capital and beyond.

The area surrounding 1 Berry Street is brimming with trendy cafes, fine dining restaurants, and a variety of retail options, providing ample opportunities for networking and leisure. With its mix of historic charm and modern amenities, this location is ideal for businesses looking to make a statement in one of London's most exciting districts.

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## Amenities

- Newly refurbished
- Fully fitted and furnished ready for immediate occupation
- 20x workstations
- 3x meeting rooms
- 2x call booths
- Large kitchenette with dining table
- Multiple breakout zones
- Excellent natural daylight
- Passenger lift
- Air conditioning
- Fibre ready

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## Description

Welcome to 1 Berry Street, a prime commercial property situated in the heart of EC1, offering an exceptional workspace for your business needs. The recently refurbished 3rd floor is now fully fitted and furnished, providing a seamless transition for your team.

This beautifully designed office space features a blend of modern wood flooring and soft carpeting, creating a professional and inviting atmosphere. The layout is thoughtfully designed to cater to various business functions, with multiple meeting rooms that are ideal for collaborative sessions or private discussions.

Natural daylight floods the space, thanks to the large windows that wrap around the office, creating a bright and inspiring environment for your team to thrive in. Whether you're looking to impress clients or create a productive workspace for your employees, the 3rd floor at 1 Berry Street is equipped to meet your needs.

Experience the perfect balance of style, functionality, and comfort in this standout property, ready for immediate occupancy.

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## Content

[View on Website](#)



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## Viewings

Strictly via joint sole agents.

## Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord.

## Local Authority

The London Borough of Islington.

## VAT

The building is elected for VAT.



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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
3rd	2,101	£77.50	£14.03	£12.06	£103.59	£18,136.88	£217,642.59	Available

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## Contact Us

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

Josh Perlmutter  
[jp@compton.london](mailto:jp@compton.london)  
07814 699 096

Michael Raibin  
[mr@compton.london](mailto:mr@compton.london)  
07880 795 679

Emma Higgins  
[eh@compton.london](mailto:eh@compton.london)  
07769 605 295

