

# 1 BASTWICK STREET

FARRINGDON, ECV 3NU

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FOREST  
REAL ESTATE

MJF INTERIORS





**TO LET**

**1,066 SQ FT**

**Open Plan Air Conditioned Office**

## **Key Features**

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- LED Lighting
- Galvanised Perimeter Trunking
- Open Plan
- Wood Effect Flooring
- Excellent Natural Light
- Air Conditioning
- Shower Facilities
- Double Glazed Windows
- Gas Central Heating
- Refurbished Entrance & Commons Areas

**3rd Floor, 1 Bastwick Street**  
Farringdon, EC1V 3NU







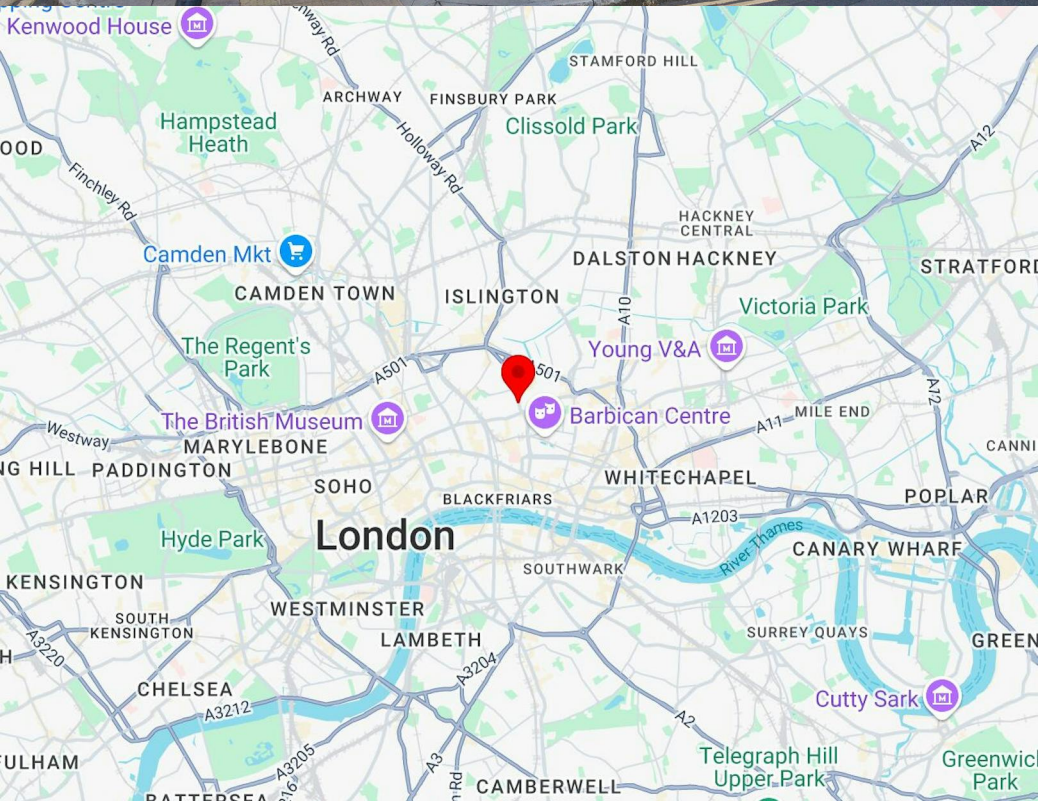
## Description

The open-plan media-style office space offers excellent natural light throughout. This well-appointed property is situated at the corner of Goswell Road and Bastwick Street. The 3rd floor is available for immediate occupancy.

## Location

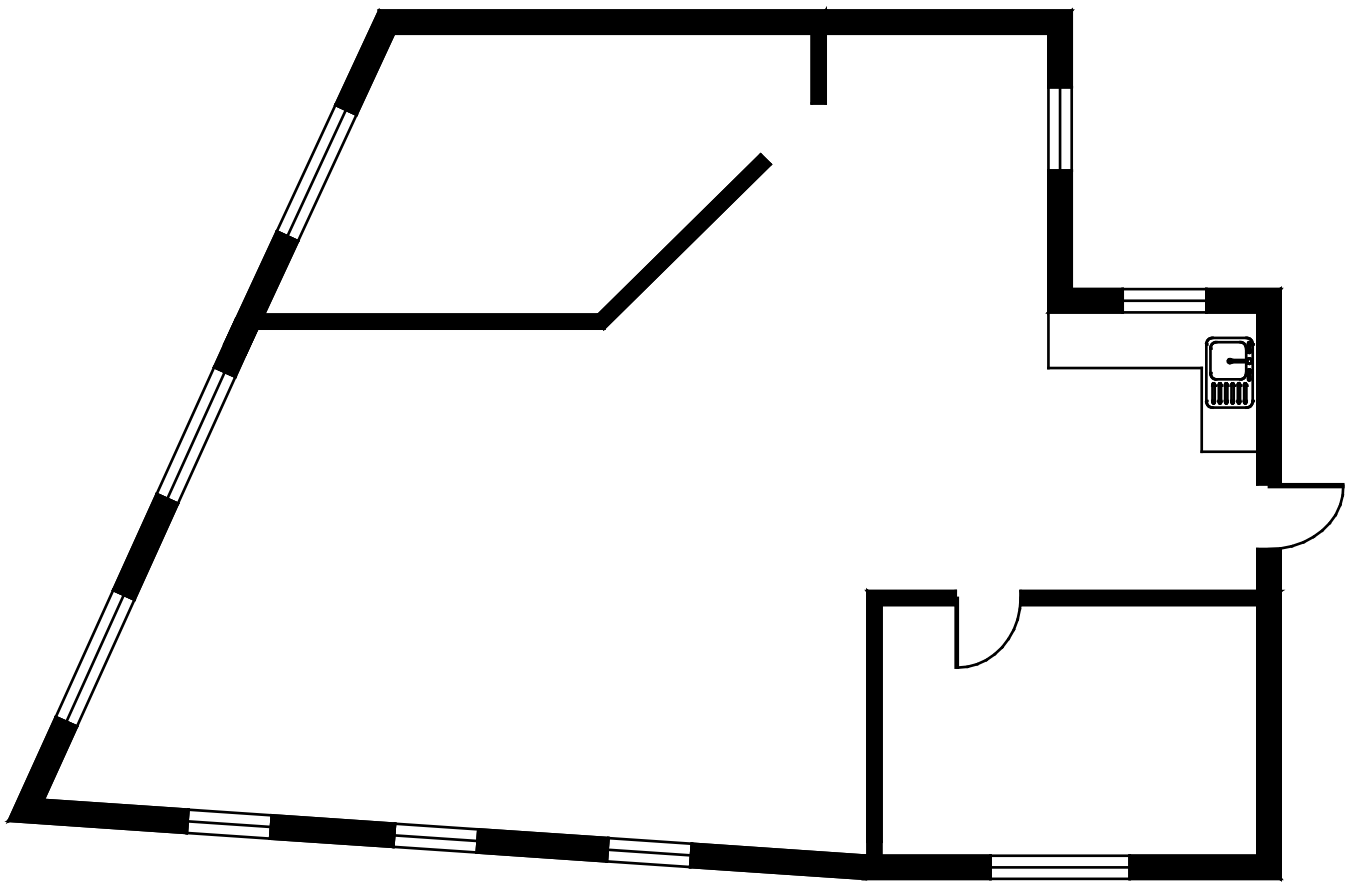
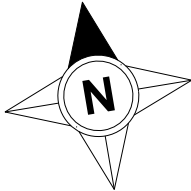
Bastwick Street is a prime business location in the heart of London's vibrant Clerkenwell district. Known for its creative and professional atmosphere, the area offers a perfect blend of modern amenities and historic charm.

With excellent transport links, proximity to Farringdon, Old Street, and Barbican stations, and a diverse range of cafes, restaurants, and shops, Bastwick Street provides an ideal setting for businesses looking to thrive in a dynamic and well-connected environment.



# Bastwick Street, London, EC1

For identification only - Not to scale



**THIRD FLOOR**

# Availability

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**Lease** New Lease

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**Rent** £34 per sq ft

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**Rates** £14.27 per sq ft

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**Service Charge** £4.50 per sq ft

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**VAT** Applicable

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**EPC** C (62)

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# Contact

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**F O R E S T**  
REAL ESTATE

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