

Compton

Clerkenwell

Gensurco House
46a Rosebery Avenue
EC1R 4RP

Unique warehouse style first floor
office space, located on the
doorstep of Exmouth Food Market.

For Rent
1,690 ft²

020 7101 2020
compton.london



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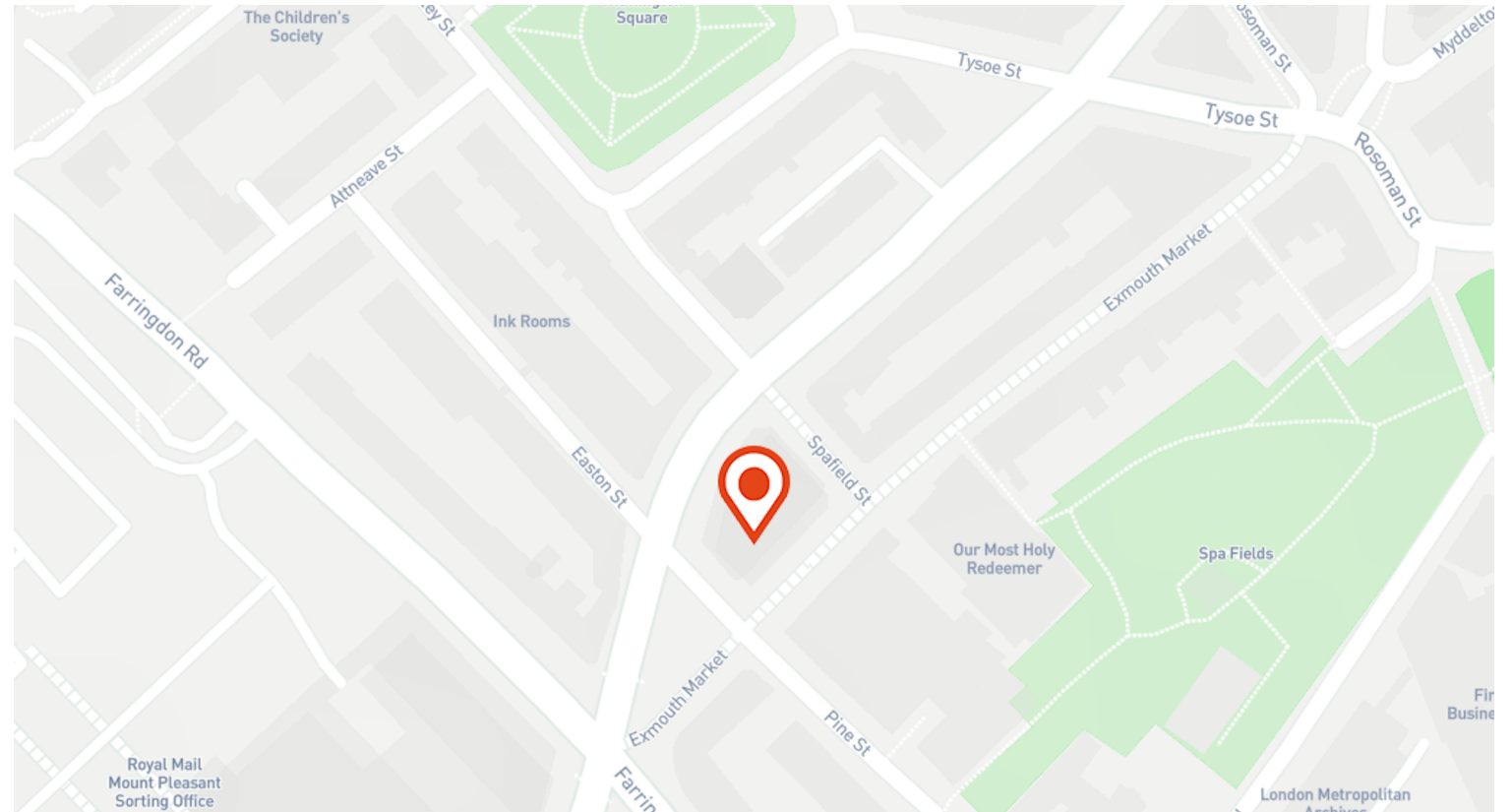
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Location

Rosebery Avenue is located in the vibrant and sought-after area of Clerkenwell, a thriving hub for creative industries, tech companies, and professional services. This prime location offers excellent connectivity, with Farringdon, King's Cross, and Angel stations all within walking distance, providing easy access to the London Underground, National Rail, and international Eurostar services.

Rosebery Avenue benefits from being in close proximity to an array of trendy cafes, restaurants, and bars, making it ideal for lunch breaks or post-work socialising. The area also boasts a mix of historic architecture and modern developments, adding to its unique charm and appeal. Clerkenwell Green and Exmouth Market, known for their lively atmosphere and street food, are just moments away, offering a perfect blend of business and leisure in one of London's most dynamic commercial districts.

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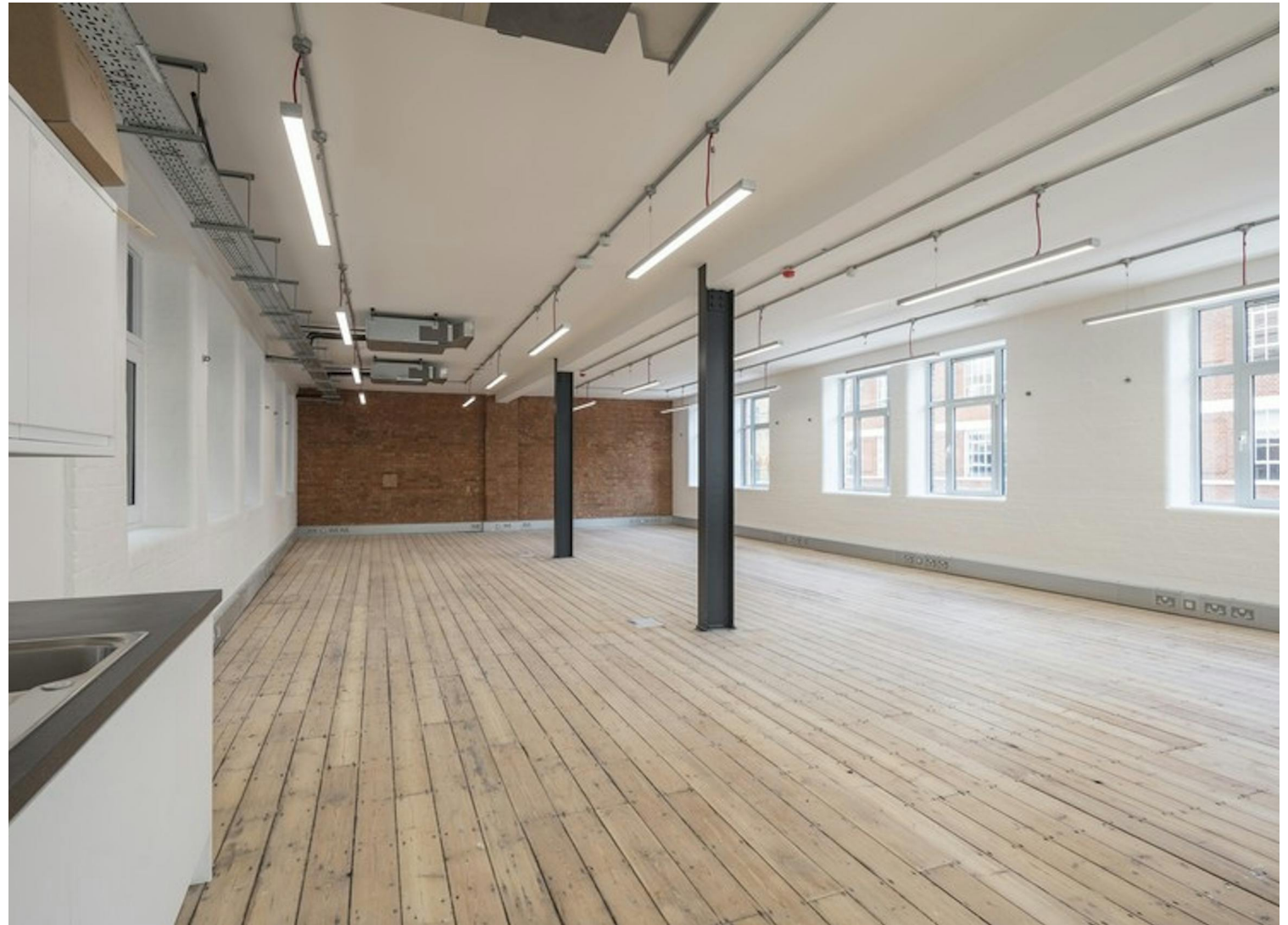
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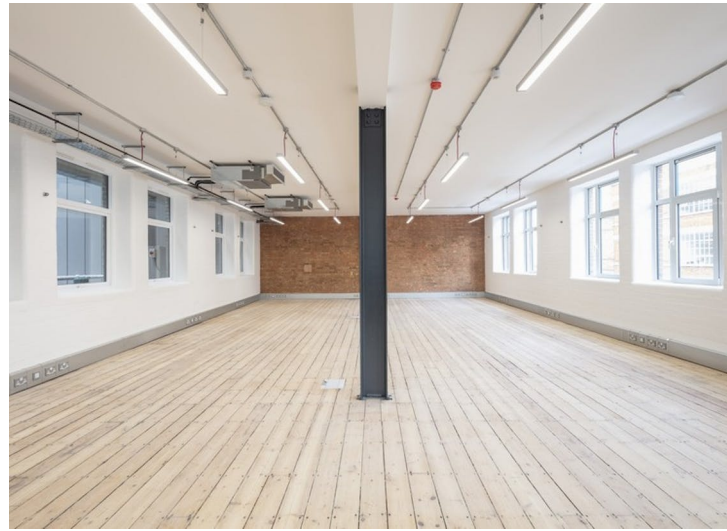
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Amenities

- Can be offered fully fitted by the Landlord subject to deal terms.
- Located next to Exmouth Food Market.
- Exposed steel columns
- Meeting room already installed.
- Entry phone system
- Kitchenette
- Generous floor to ceiling height
- Communal shower

Description

The available accommodation comprises the 1st floor of 46a Rosebery Avenue, located in the heart of Clerkenwell. This well-presented property offers a bright and airy workspace, complete with large windows that flood the interior with natural light.

Located on one of Clerkenwell's most iconic streets, 46a Rosebery Avenue is ideal for creative or professional businesses seeking a central location with easy access to transport links, local amenities, and the buzzing atmosphere of nearby Exmouth Market. The office features an open-plan layout, perfect for flexible working arrangements, along with modern finishes that blend style with functionality.

With its prime location and excellent connectivity to the rest of London, this space is a perfect choice for businesses looking to thrive in a dynamic and creative environment.

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Content

View on Website



Viewings

Strictly via Compton.

Terms

A new Full Repairing and Insuring Lease available directly from the Landlord.

Business Rates

Interested parties are advised to make their own enquiries directly with the Local Authorities.

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Floor Areas & Outgoings

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
1st	1,690	£37.50 /sq ft	£13.88 /sq ft	£5.40 /sq ft	£7,996.52	£95,958.20	Available

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Contact Us

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

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