

# 3-11 EYRE STREET HILL

CLERKENWELL, EC1R 5ET

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FOREST  
REAL ESTATE

# TO LET

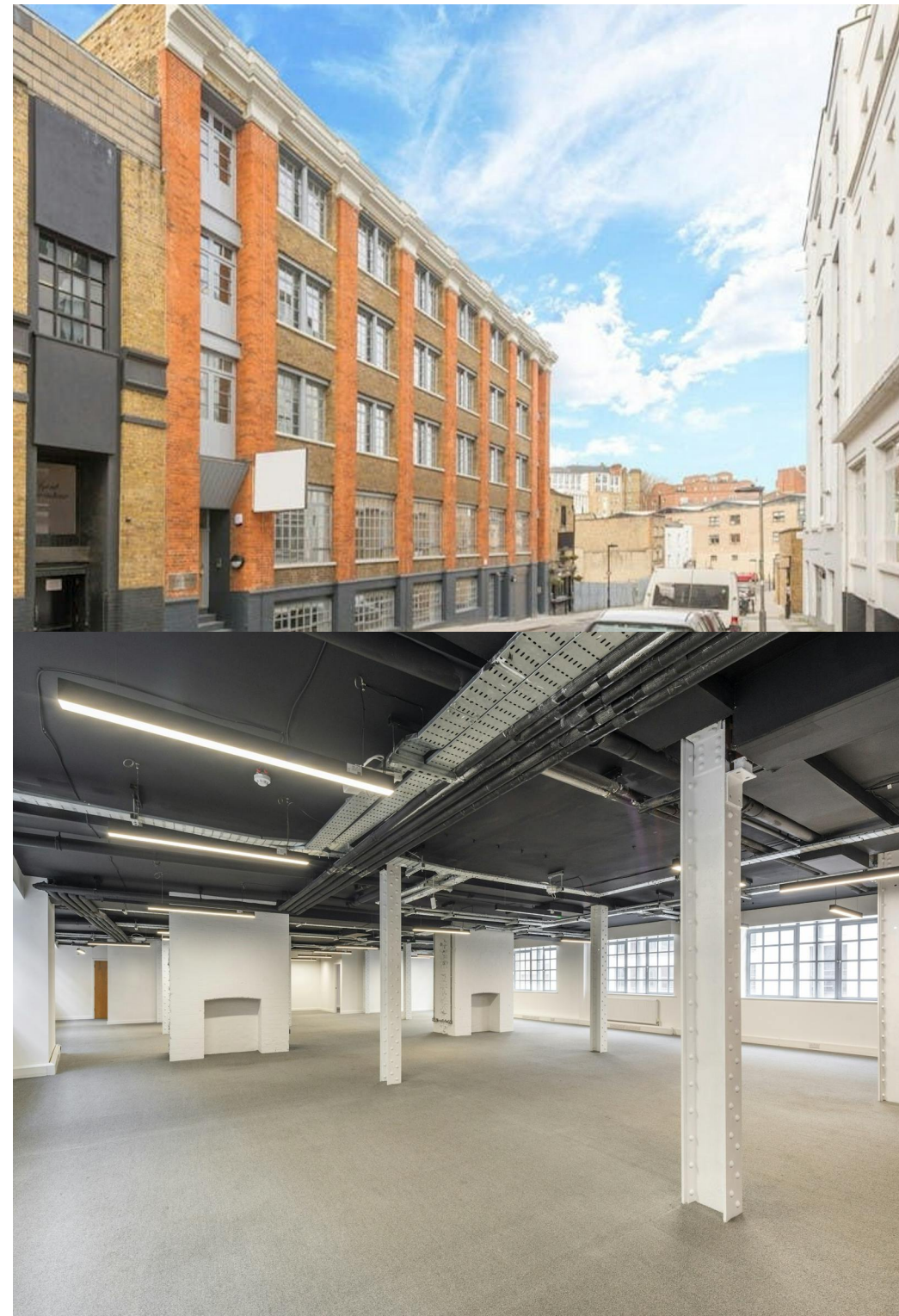
## 2,734 SQ FT

### Large open plan office floor in the heart of Clerkenwell

#### Key Features

- Warehouse Style Workspace
- Good Ceiling Height
- Stunning Victorian Warehouse Building
- Short Walk From Farringdon Station
- Character Features
- 2-3 Meeting Rooms
- Painted Brickwork
- Perimeter Trunking
- Excellent Natural Light
- Available Now

**3-11 Eyre Street Hill**  
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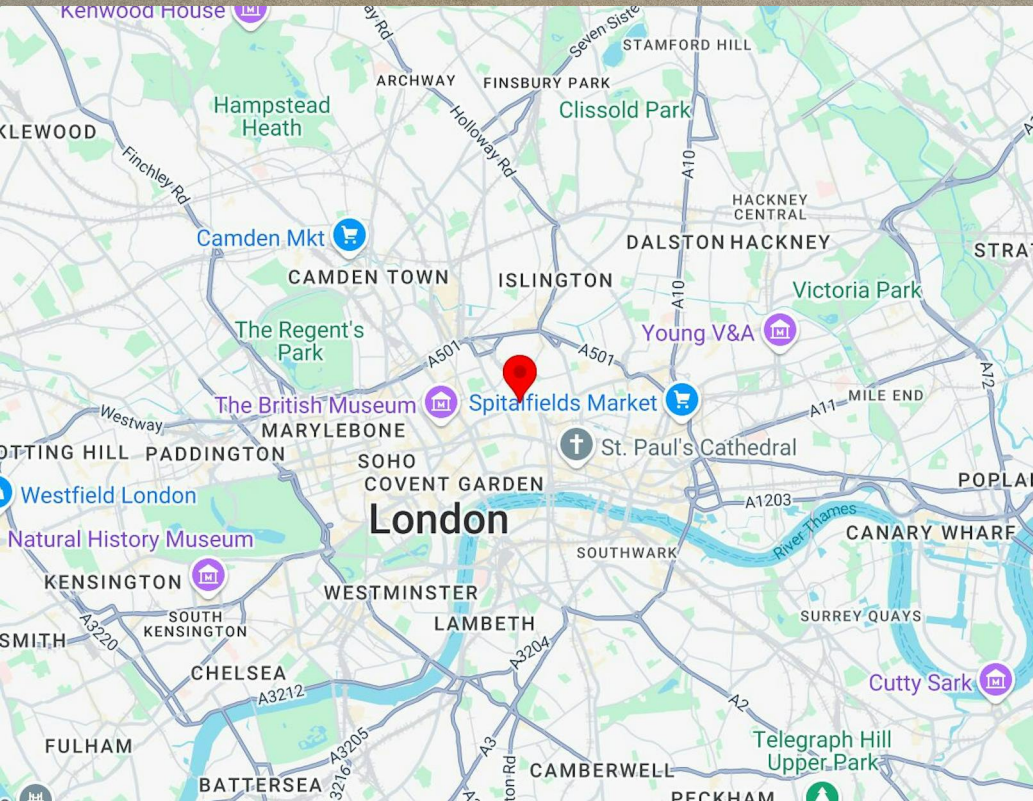


## Description

Eyre Street Hill offers industrial-style space, featuring two meeting rooms, a private kitchen, and restrooms. The space is highlighted by exposed steel beams, black-painted ceilings with track systems, Crittall-style windows, and exposed brickwork.

## Location

Eyre Street Hill, located in the heart of Clerkenwell, offers excellent transport links. It is within close proximity to Farringdon Station, providing access to the Elizabeth Line, Thameslink, and London Underground, making it highly convenient for commuting across London and beyond. The area is also well-connected by local bus routes, ensuring easy travel throughout the city. This prime location makes it ideal for businesses seeking strong connectivity in a central and professional district.





# Availability

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**Lease** New Lease

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**Rent** £37.50 per sq ft

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**Rates** £51,712 per annum

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**Service Charge** £7.50 per sq ft

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**VAT** Applicable

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**EPC** On application

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# Contact

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