

Compton

For Rent
**5 Crescent Row
Clerkenwell EC1**

Ground & Lower Ground Showroom
Available With Double Height
Ceilings in the heart of Clerkenwell

For Rent

5 Crescent Row
Clerkenwell EC1Y

Size

846 Ft²

Rent

£55 per sq ft

Fitout

Not Fitted

Description

Presenting a unique, fully self-contained ground and lower-ground showroom on 5 Crescent Row, designed in an open-plan layout. This space features a striking floating ground floor and steel staircase, complemented by contemporary finishes throughout. Generous double-height ceilings allow ample natural light to flow into both floors, creating an inviting and versatile environment.

Equipped with a modern kitchen and WCs, this showroom is an ideal choice for brands seeking a functional, stylish space.

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Interior

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For Rent

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Clerkenwell EC1Y

Entrance

For Rent

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Clerkenwell EC1Y

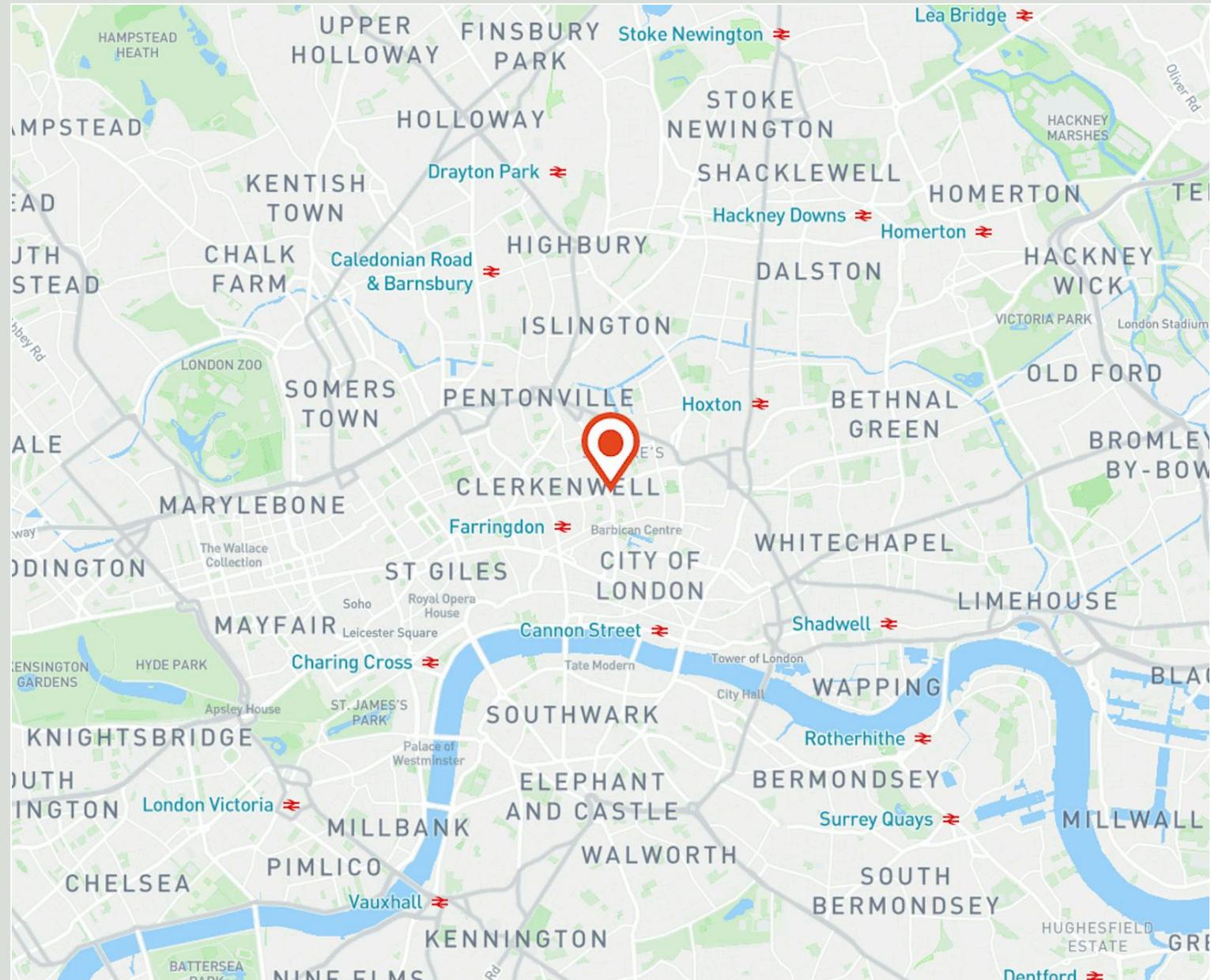
Interior



Showroom Exterior



Located on Crescent Road, the property is positioned behind the cross junction of Goswell Road and Clerkenwell Road, within the bustling Clerkenwell neighbourhood. It benefits from the fantastic array of local amenities, including independent coffee shops, traditional British pubs and celebrated restaurants. The area is a popular choice for tech start-ups, HQ bases and creative companies and benefits from good local transport links with Barbican (4 mins walk), Old Street (7 mins walk) and Farringdon (9 mins walk) in close proximity. Connectivity has been further improved by the arrival of Crossrail at Farringdon/Barbican Stations.



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Interior



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Amenities

- Generous Window Frontage
- Double Height Ceilings throughout both floors
- CAT A/ Open Plan
- Fully Self Contained
- Modern lighting throughout
- Feature Staircase with Steel Finishes
- Demised WC's and Kitchenette



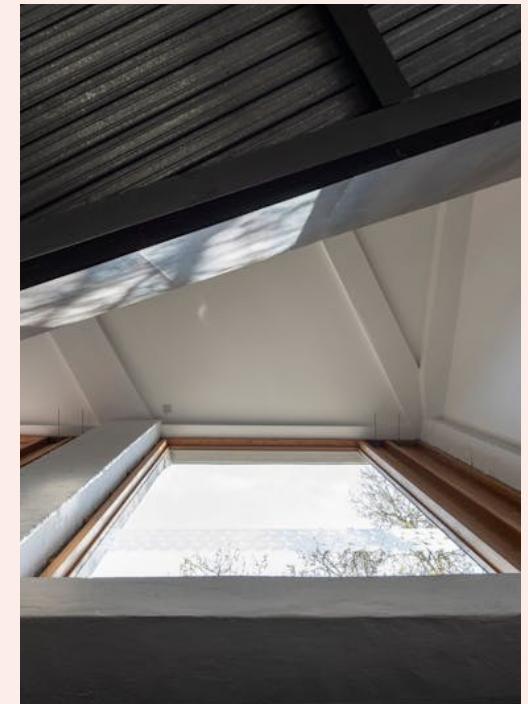
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Interior



Interior

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
Unit - Ground & Lower Ground	846	£55	£8.57	£2.40	£65.97	£4,650.89	£55,810.62	Under Offer
Total	846	£55	£8.57	£2.40	£65.97	£4,650.89	£55,810.62	

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Tenure

New Lease

Availability

Available Immediately

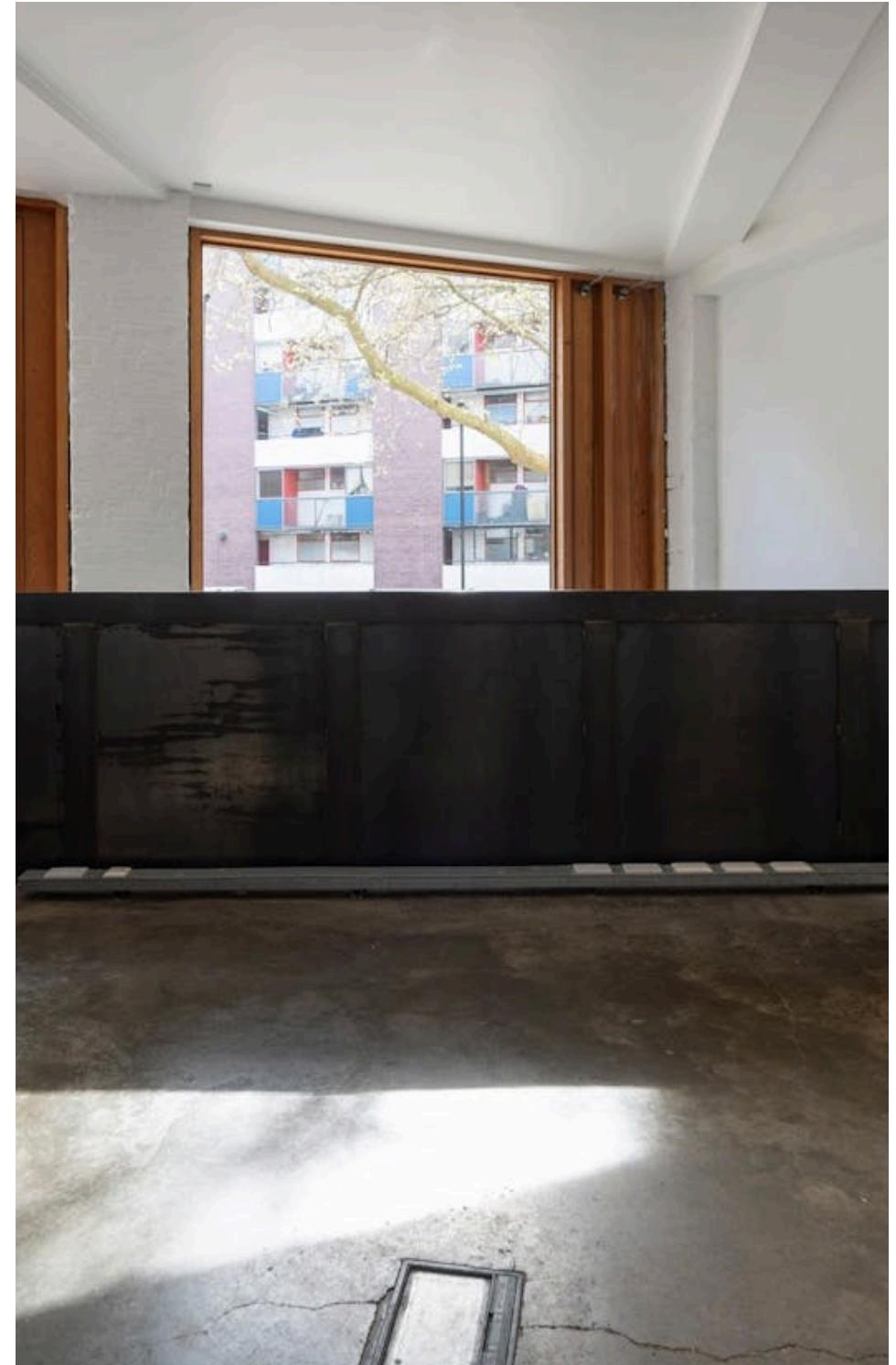
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All appointments to view must be arranged via sole agents, Compton, through:



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