

Compton

Clerkenwell

1-7 Aylesbury Street
EC1R 0DR

The Most Exciting HQ Opportunity
In EC1

For Rent
30,771 ft²

020 7101 2020
compton.london



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Location

Situated in the heart of Clerkenwell, 1-7 Aylesbury Street benefits from a prime location within one of London's most vibrant and historic districts. Known for its unique blend of heritage architecture and modern creativity, Clerkenwell has evolved into a hub for design, fashion, and technology businesses, offering a dynamic and inspiring environment for work and leisure.

The property is conveniently located near Clerkenwell Green and is within walking distance of Farringdon Station, providing excellent transport links via the Elizabeth Line, Thameslink, and London Underground (Circle, Hammersmith & City, and Metropolitan lines). This connectivity ensures seamless access to the rest of London and beyond, including direct routes to Heathrow and Canary Wharf.

The surrounding area boasts an eclectic mix of amenities, including award-winning restaurants, artisan coffee shops, and boutique retail outlets. Notable nearby attractions include the historic Smithfield Market, Exmouth Market, and the Barbican Centre, offering cultural and recreational opportunities. Additionally, the district is known for its green spaces, such as St. James's Church Garden and Spa Fields Park, providing tranquil retreats amid the urban setting.

With its rich cultural heritage and modern-day vibrancy, Clerkenwell is an ideal location for businesses seeking an address that reflects creativity, connectivity, and prestige.

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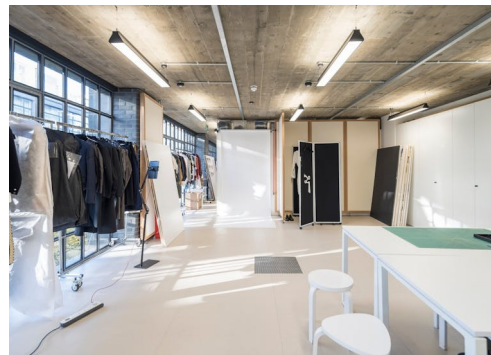
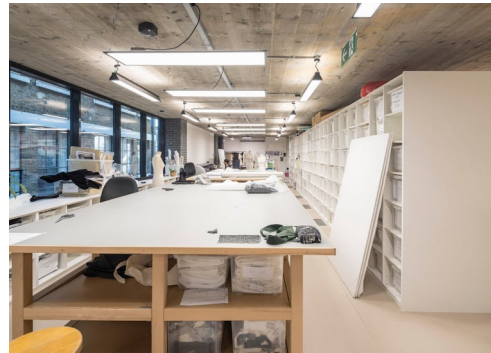
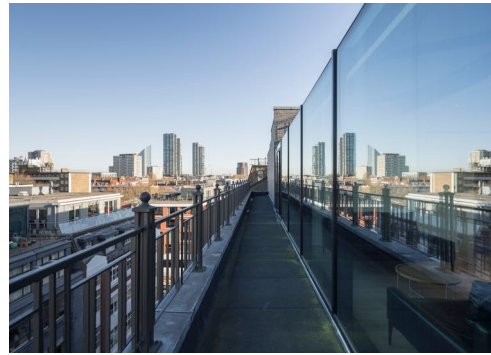


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Amenities

- 30,771 sq ft HQ building over ground & 6 upper floors
- Converted historic warehouse building
- Private terraces and courtyard
- Fully fitted space
- Separate access for larger deliveries

Description

1-7 Aylesbury Street is a six-story office building located in London's Clerkenwell Green Conservation Area. Redeveloped from a historic warehouse, it features a 1920s-inspired design that reflects the industrial heritage of the surrounding area.

The building's façade combines glazed brick columns with floor-to-ceiling, steel-framed 'Crittall-style' windows, allowing abundant natural light into the interior spaces.

A biodiverse roof and terrace enhance the building's environmental credentials.

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Content

View on Website



Terms

Available by way of an assignment with a Tenant-only break option in September 2029 and a lease expiry September 2032.

Passing Rent

A sub-market passing rent of £1,995,000 per annum (circa £64.21 per sq ft).

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year	Availability
6th	3,498	£64.21	£17.01	£11.54	£324,474.48	Available
5th	4,305	£64.21	£17.01	£11.54	£399,331.80	Available
4th	4,951	£64.21	£17.01	£11.54	£459,254.76	Available
3rd	4,951	£64.21	£17.01	£11.54	£459,254.76	Available
2nd	4,951	£64.21	£17.01	£11.54	£459,254.76	Available
1st	4,951	£64.21	£17.01	£11.54	£459,254.76	Available
Ground	3,164	£64.21	£17.01	£11.54	£293,492.64	Available
Total	30,771	£64.21	£17.01	£11.54	£2,854,317.96	

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Contact Us

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

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