

# Compton

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## Clerkenwell

62-68 Rosebery Avenue  
EC1R 4RR

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Characterful Warehouse Office  
Floor Available for Rent in the Heart  
of Clerkenwell and on the doorstep  
of Exmouth Market

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**For Rent**  
2,885 ft<sup>2</sup>

020 7101 2020  
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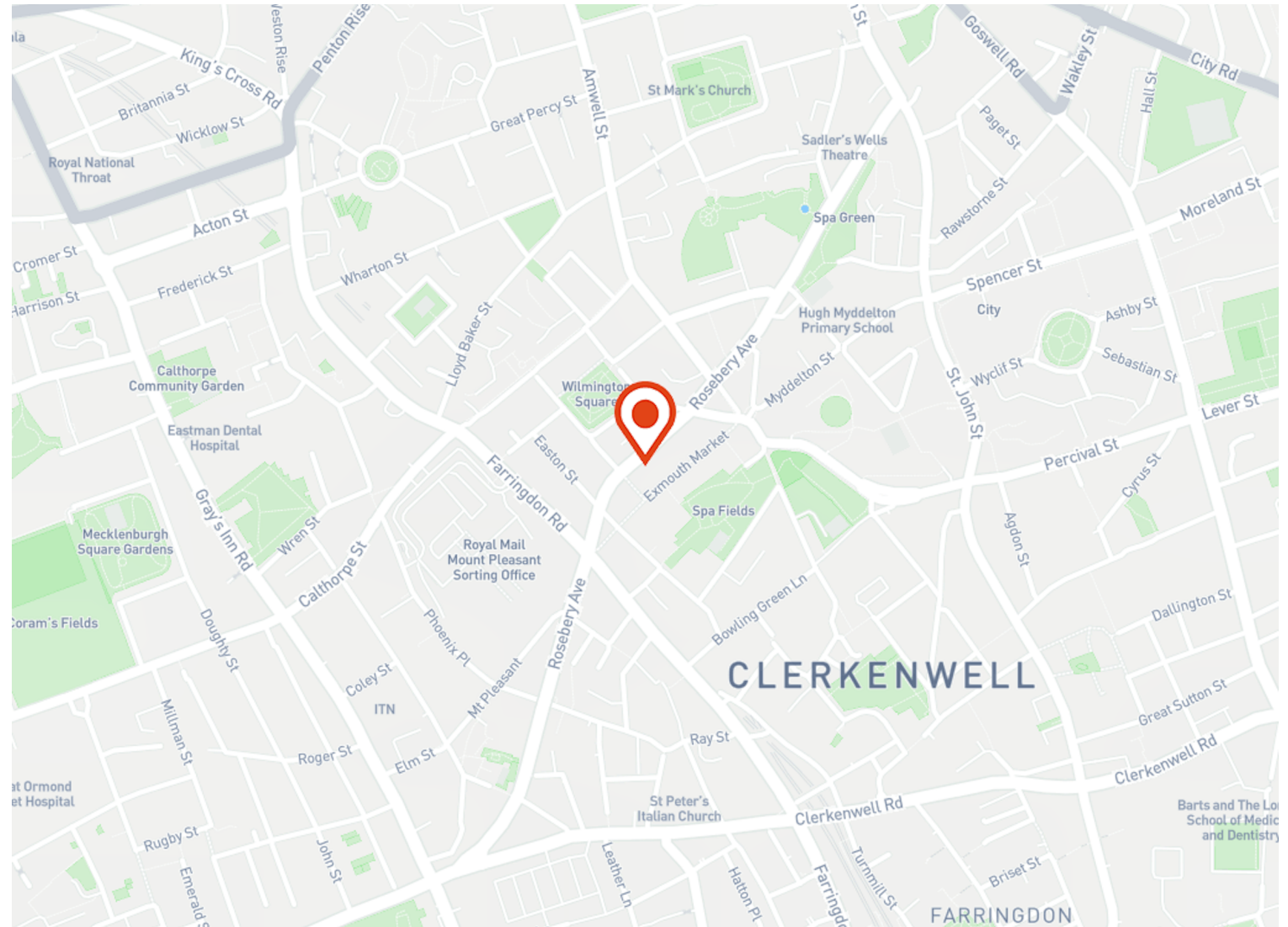
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## Location

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. 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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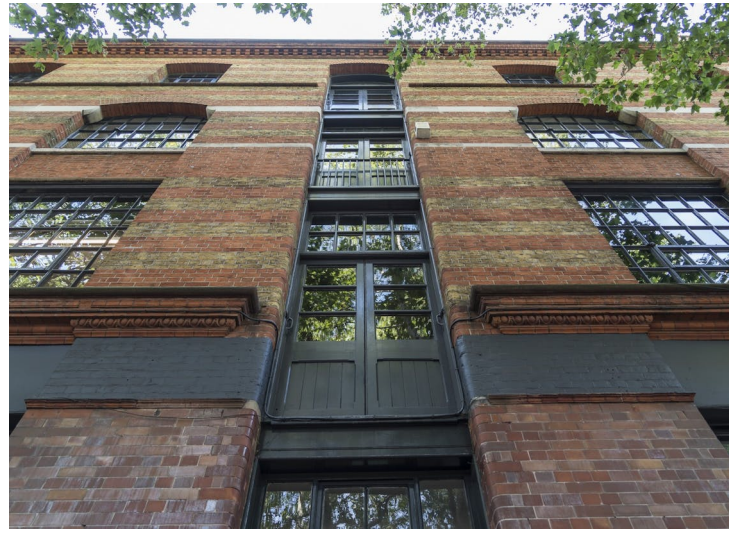
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## Amenities

- Warehouse Style Features Throughout
- Can be offered fully fitted by the Landlord subject to deal terms
- Fantastic Natural Daylight
- Meeting Room and Kitchenette in situ
- Located next to Exmouth Food Market and a short walk from Farringdon Station with access to the new Elizabeth Line
- 24 Hour Access
- Passenger Lift
- WC Facilities

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## Description

This characterful warehouse office floor, available for rent in the heart of Clerkenwell and just steps away from Exmouth Market, offers a unique and vibrant workspace. Located on the second floor, the 2,885 sqft space showcases an industrial aesthetic with exposed features, including original beams and large windows that flood the area with natural light.

The open-plan layout provides an adaptable environment for a range of businesses, with the added benefit of a meeting room and a kitchenette already in place. The property boasts 24-hour access and a passenger lift for convenience, while its prime location near Exmouth Market and Farringdon Station offers excellent transport links. The space can be offered fully fitted by the landlord, subject to terms, making it a highly flexible opportunity for prospective tenants.

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## Content

[View on Website](#)



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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
2nd	2,885	£54.50	£18.07	£4.85	£77.42	£18,613.06	£223,356.70	Available
Total	2,885	£54.50	£18.07	£4.85	£77.42	£18,613.06	£223,356.70	



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## Contact Us

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

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