

Fitted Kitchenette / Meeting Rooms / Air Conditioning / Prime Clerkenwell Location / Natural Light

Size: **965 sq.ft**



23 Clerkenwell Close
Islington, London, EC1R 0AA



Newly refurbished office space with two meeting rooms in a prime Clerkenwell location.

23 Clerkenwell Close offers charming newly refurbished office accommodation. The building benefits from wooden flooring, excellent natural light and 2 meeting rooms.

With a small communal terrace adjacent to the building's entrance, it would be a perfect home for any occupier seeking a more creative, non corporate HQ.



Travel

- Farringdon

8 min walk
- Barbican

14 min walk
- Chancery Lane

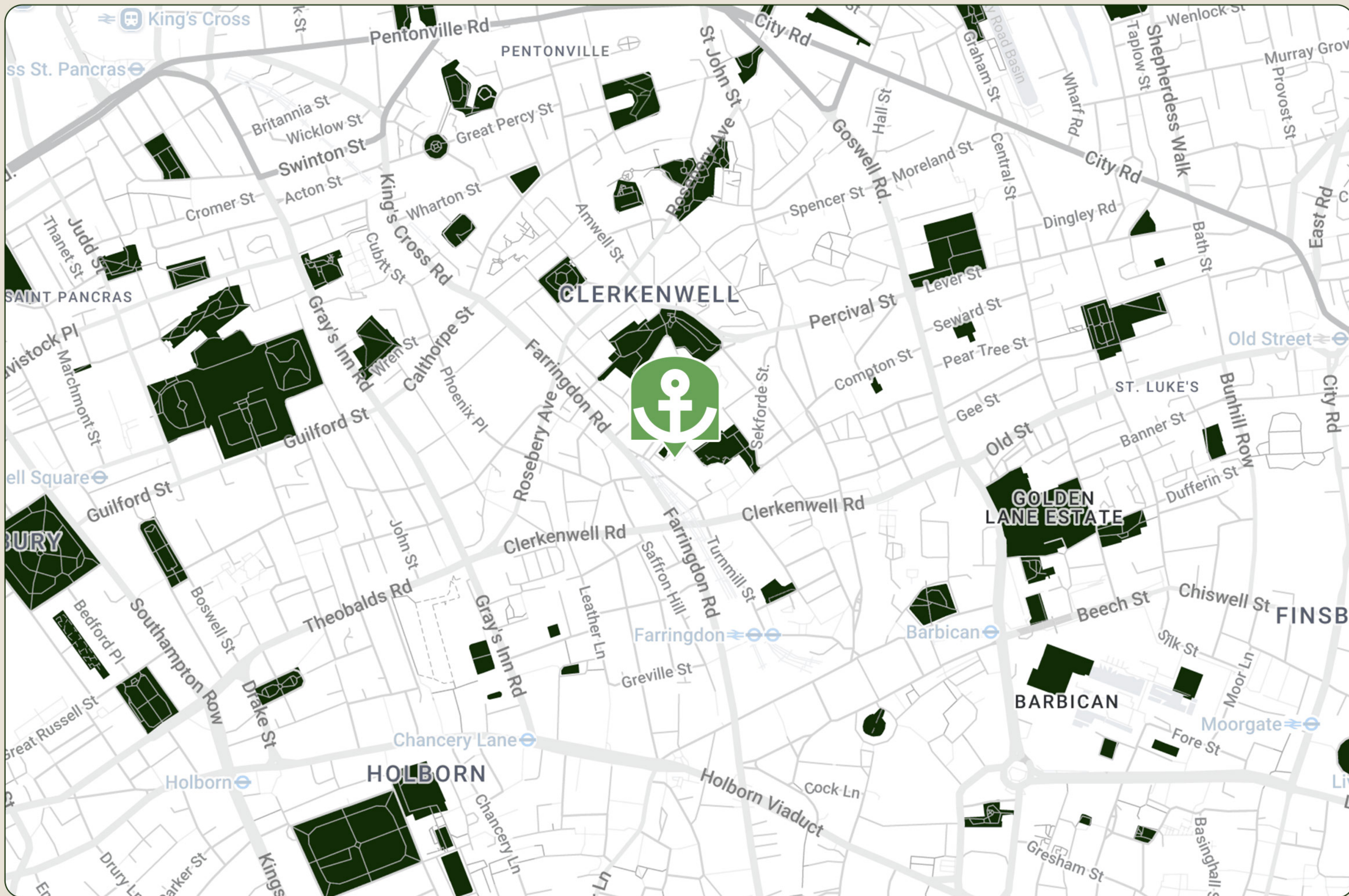
15 min walk
- Old Street

20 min walk

The Last Mile

Clerkenwell Close is one Clerkenwell's most sought after streets, forming an integral part of the original village.

Starting at Clerkenwell Green, the road runs up the side of St James' Church Garden towards Exmouth Market, meaning local occupiers are spoilt for choice with an array of green spaces and local amenities right on their doorstep.



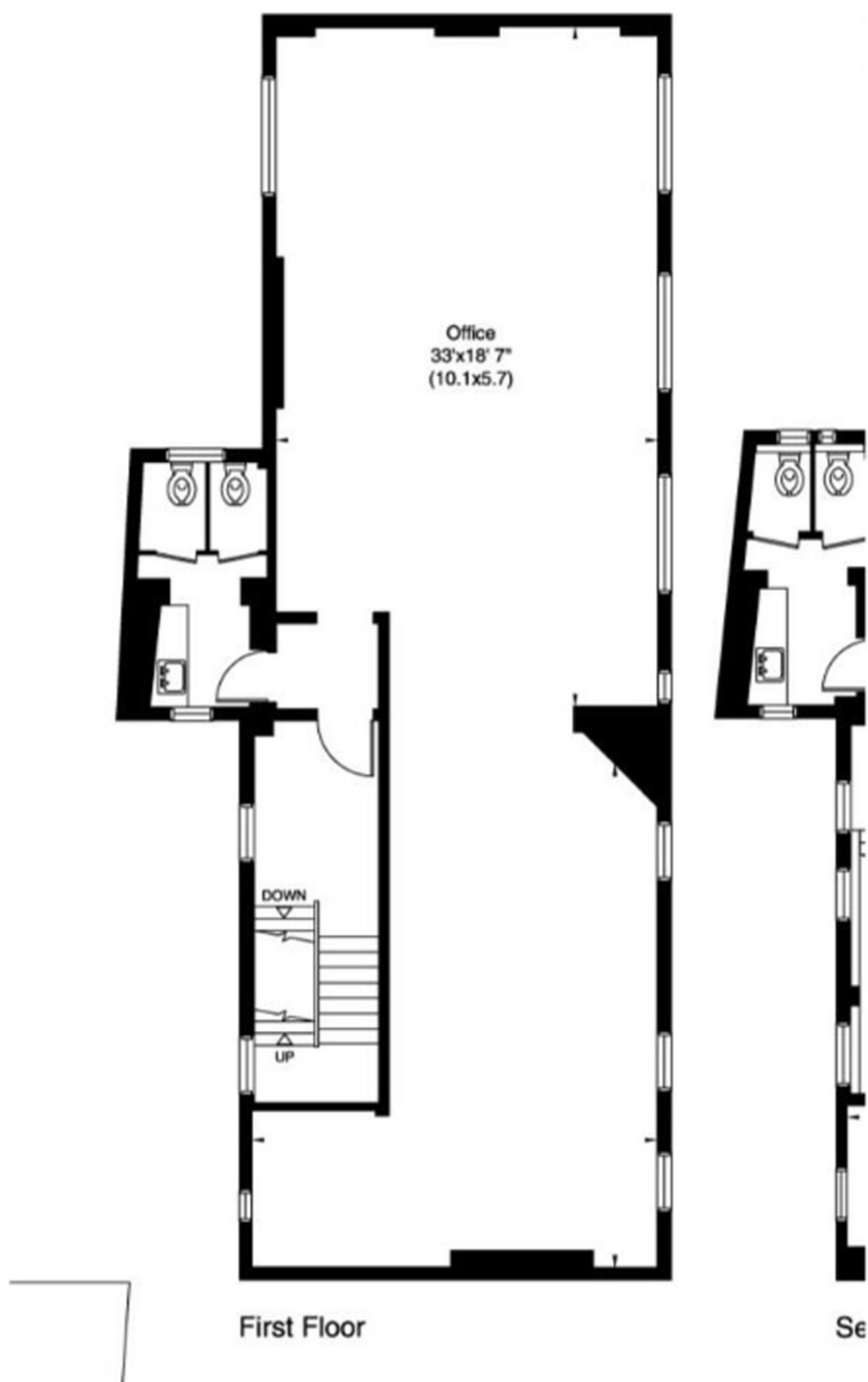
Hotels & Leisure

- 01 Marrable's Hotel
- 02 Hotel Indigo
- 03 The Hoxton
- 04 Art'otel
- 05 The Rookery
- 06 Clerkenwell Design Week
- 07 Citadines Barbican
- 08 Travelodge
- 09 City London Hotel
- 10 St James Clerkenwell
- 11 Spa Fields Ball Court
- 12 Islington Museum

Food and Drink

- 01 The Horseshoe
- 02 The Clerkenwell Kitchen
- 03 Noodle Brat
- 04 The Crown Tavern
- 05 Exmouth Market
- 06 Sessions Art Club
- 07 The Marian Anderson
- 08 Waitrose
- 09 Pret A Manger
- 10 Tesco Express
- 11 Coin Laundry
- 12 Nando's
- 13 GAIL's Bakery
- 14 Pizza Pilgrims
- 15 Luca





Total floor area:
965sq.ft

Rent psf	£42.50
Rates psf	£20.24
Service Charge psf	£4
Total p/m	£5,367.01

Tenure:
New flexible lease.

Amenities

-  **Air-conditioning**
-  **2x Meeting Rooms**
-  **Communal Terrace**
-  **Wooden Flooring**
-  **Breakout Space**
-  **Natural Light**
-  **24hr Access**
-  **Fully Furnished**
-  **Fitted Kitchentte**

Joint Listing



anchor
Offices

ELLIS BROWN

Address:

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Contact us to arrange your viewing:

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EC1N 8TE

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Get in contact today to learn more!

Size: **950sq.ft**

