



Albion Courtyard

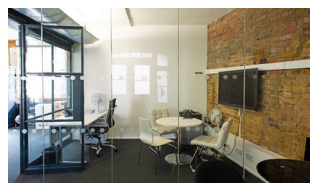
work space solutions for you and your business

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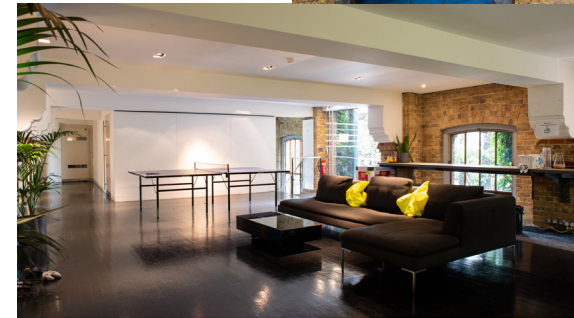


welcome



Albion Courtyard

11 Greenhills Rents
Farringdon London
EC1M 6PQ



- A unique and prominent five story warehouse building retaining many original features, set within a 3000 sq ft private gated courtyard.
- Situated in the very heart of Clerkenwell, home to leading creative and media agencies, design and tech businesses.



grow your business & flourish in the workplace of the future

- The building is located in Greenhills Rents adjacent to vibrant Cowcross Street and its many restaurants, coffees houses and pubs.
- Excellent public transport connections.



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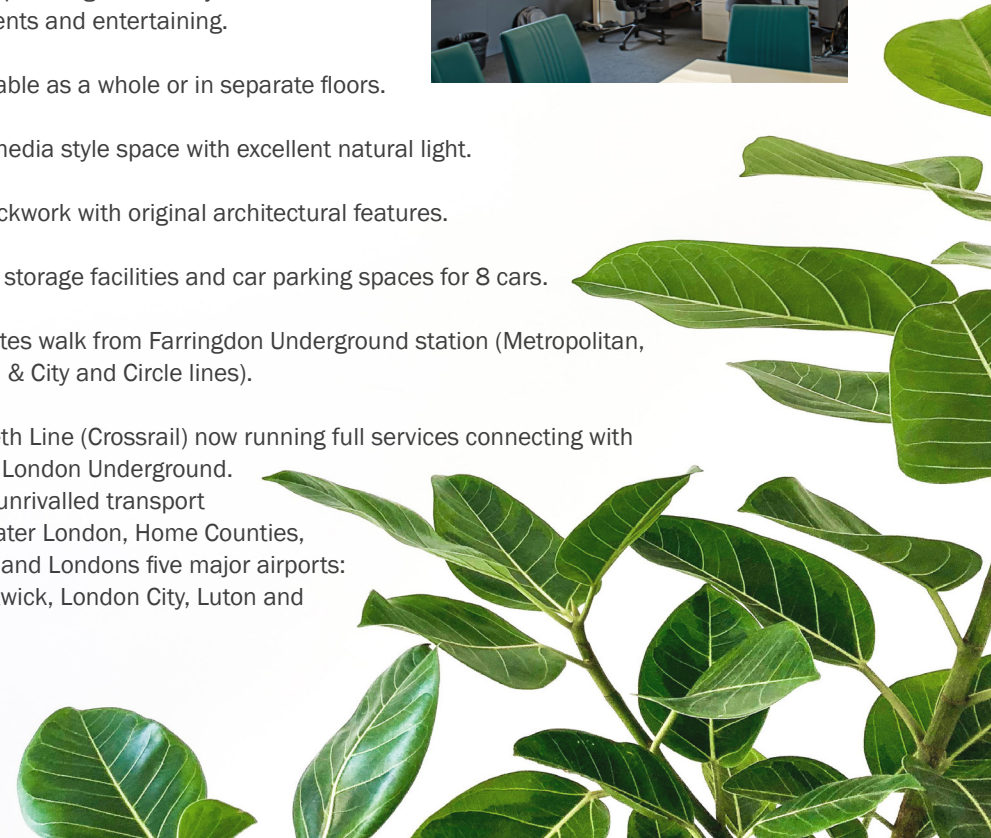
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- HQ building with two entrances.
- The unique, private gated courtyard is ideal for hosting events and entertaining.
- Space available as a whole or in separate floors.
- Open plan media style space with excellent natural light.
- Exposed brickwork with original architectural features.
- Secure bike storage facilities and car parking spaces for 8 cars.
- Only 2 minutes walk from Farringdon Underground station (Metropolitan, Hammersmith & City and Circle lines).
- New Elizabeth Line (Crossrail) now running full services connecting with Thameslink & London Underground. This provides unrivalled transport links with Greater London, Home Counties, Canary Wharf and Londons five major airports: Heathrow, Gatwick, London City, Luton and Stanstead.



“we might be radically changing the way we work, but at least for now, the fundamental building blocks of the office remain the same”

David Radcliffe, VP Real Estate & Workplace Services at Google, Fortune 500 magazine



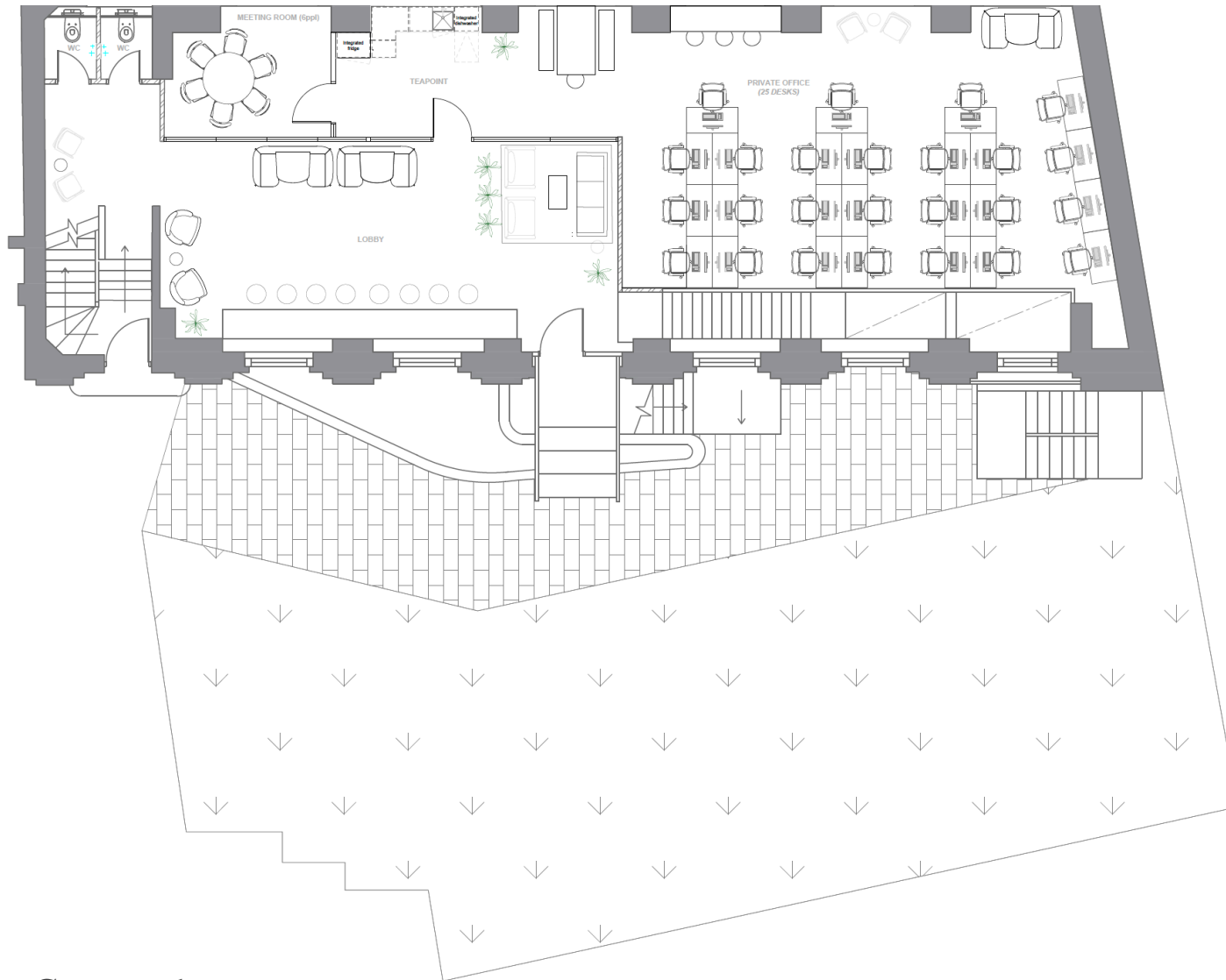
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8,000 sq ft to visualise & create
the space which works best for you & your business

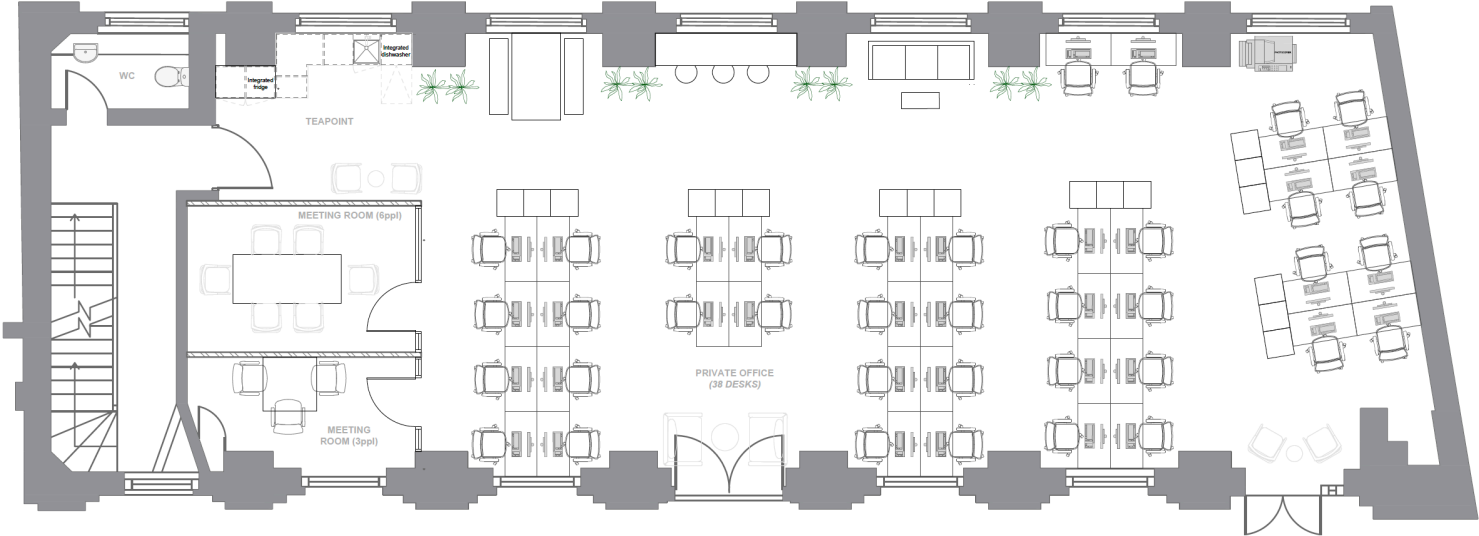


“the office is crucial to the process of innovation, mentoring, and onboarding employees”
David Baker, Director of Engineering, Google 2021, Fortune 500 magazine



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01 GENERAL ARRANGEMENT PLAN
SCALE 1:50

FLOOR AREA *(all areas are stated apx.NIA)*

Lower Ground	1,350	sq ft	125.42	sqm
Ground	1,565	sq ft	145.39	sqm
First	1685	sq ft	156.54	sqm
Second	1695	sq ft	157.47	sqm
Third	1,715	sq ft	159.33	sqm
TOTAL	8,010	sq ft	744.15	sqm

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- Lease - new, effective full repairing and insuring lease to be granted outside of the Landlord & Tenant Act.
- A lease of whole or part is available.
- Rent - £ 50 per sq ft.
- Business Rates - the property is not currently assessed. Rates payable previously approximately £13.50 per sq ft.
- Service charge - estimate £ 6.50 per sq ft.
- EPC rating - D/87.
- Legal costs - each party to bear their own costs.

Viewing - strictly by prior appointment through Sole Agent Jarvis Keller.

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“ the idea of the office has to symbolise something else;
a connection, collaboration, sociability & community”

Judith Carr-Rodriguez CEO Fig



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A Mortimer-Park development
[@albionofficespace](#)

