



18

CLERKENWELL
CLOSE

EC1

989 - 7,566 SQ FT

18

CLERKENWELL
CLOSE

WELCOME

A re-imagined townhouse
that delivers stylish office
space with roof terraces,
end of journey facilities and
remarkable views over
historic Clerkenwell

No.
02



INTERIOR

With considered design and first-class finishing, this re-imagined Victorian office building boasts style, function and charm.

The remodelled entrance provides a welcoming sense of arrival which leads to modern office accommodation with private roof terraces on the upper floors.

Bike store, shower & WC facilities are located within the building at lower ground level.

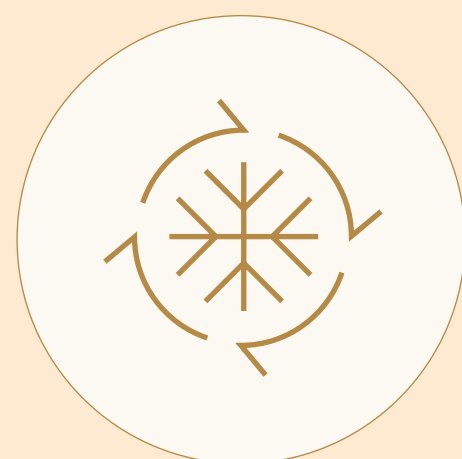




FIRST TO FOURTH FLOORS
WITH PRIVATE TERRACES



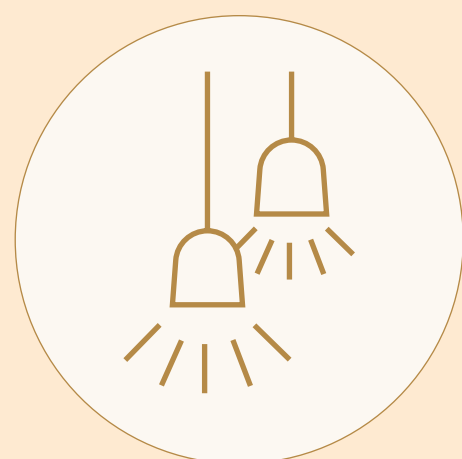
REMODELLED
RECEPTION



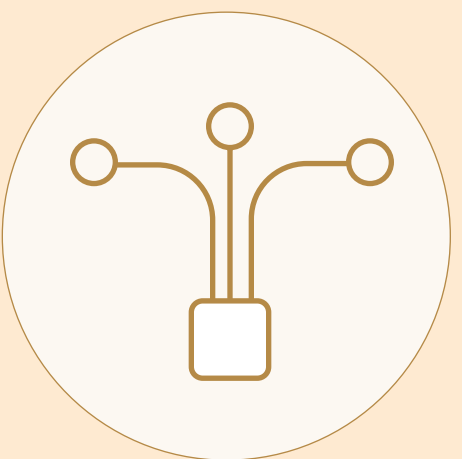
VRF AIR CONDITIONING SYSTEM
& FRESH AIR VENTILATION



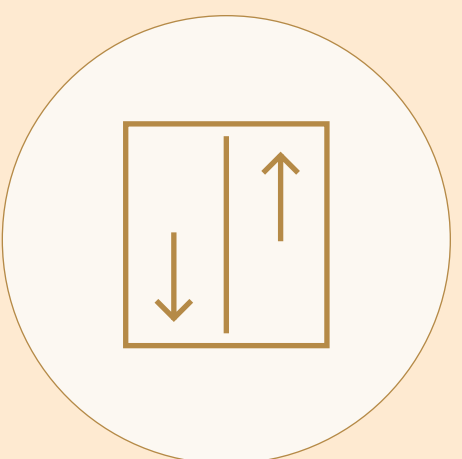
COMPREHENSIVELY
RE-DEVELOPED OFFICES



NEW LED LIGHTING



FIBRE CONNECTED



8-PERSON PASSENGER LIFT



BREEAM EXCELLENT



TARGETING EPC B



NEW END-OF-TRIP
FACILITIES

SPECIFICATION

Superior workspace
specifications





WORKSPACE

Grow your ambitions

Total

7,566 sq ft

Fourth

989 SQ FT

Third

1,407 SQ FT

Second

1,490 SQ FT

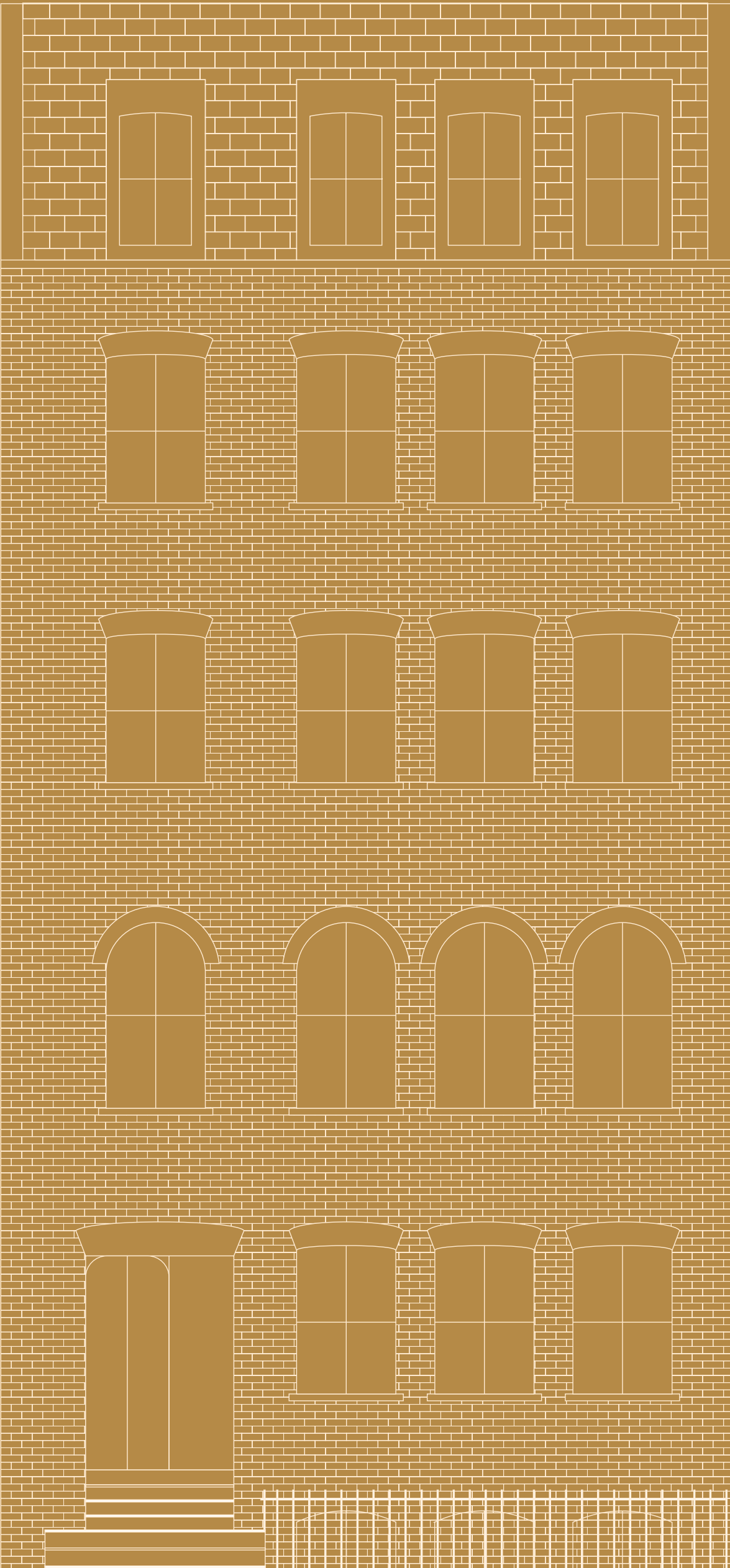
First

1,564 SQ FT

Ground &
Lower Ground

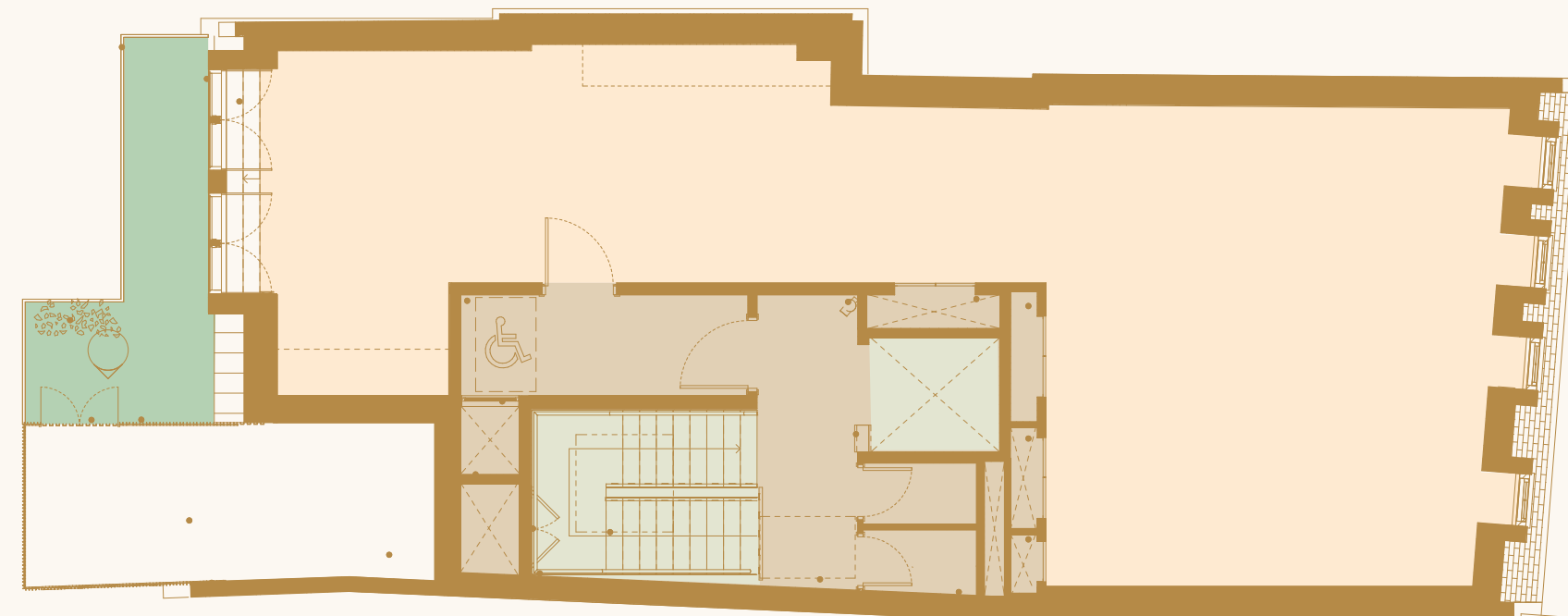
1,323 SQ FT & 793 SQ FT

TOTAL: 2,116 SQ FT



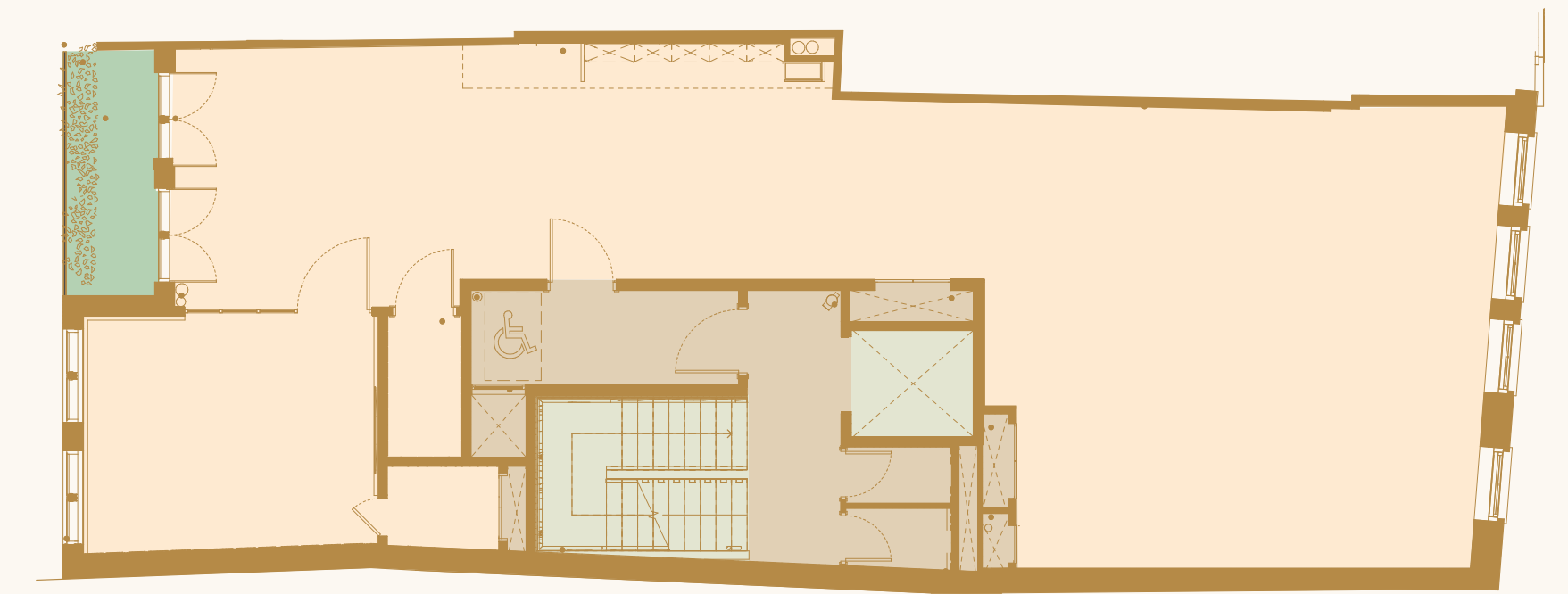
Fourth

989 SQ FT



Third

1,407 SQ FT



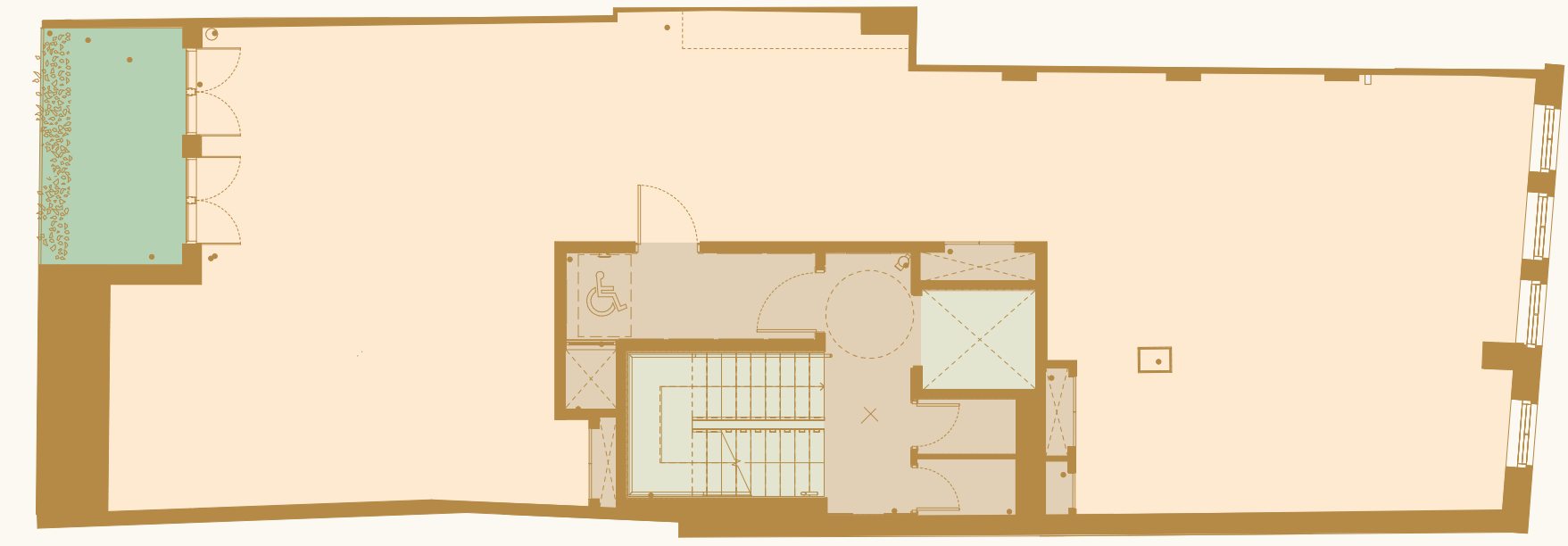
Second

1,490 SQ FT



First

1,564 SQ FT



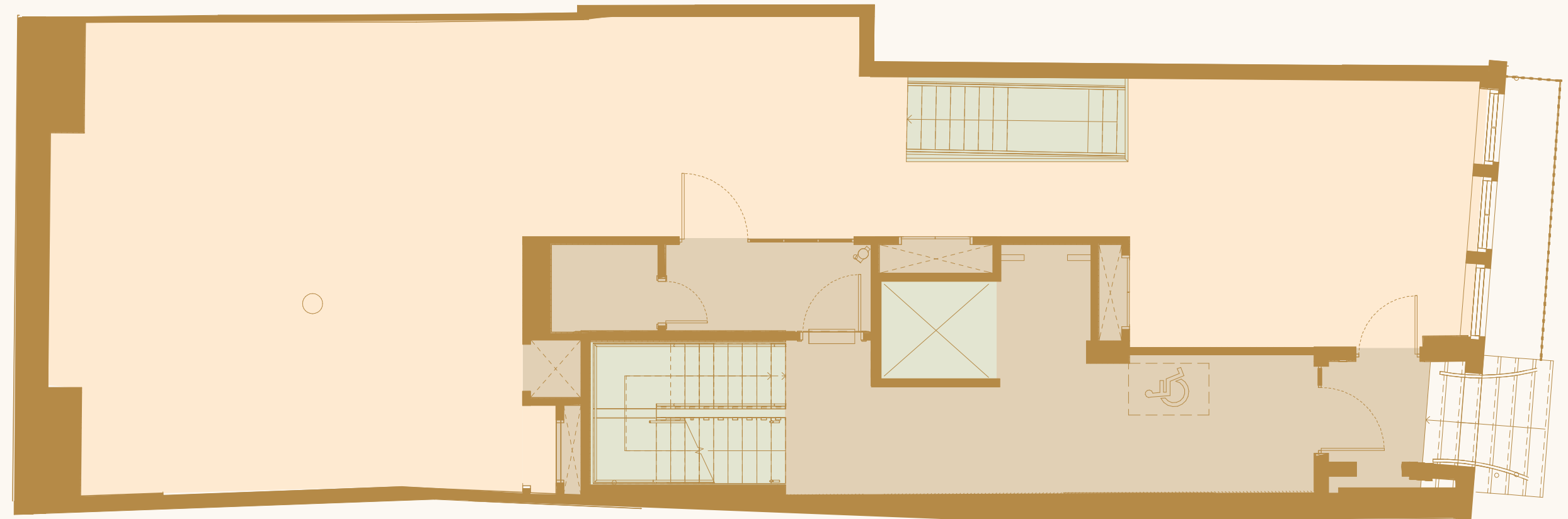
18

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No.
08

Ground

1,323 SQ FT



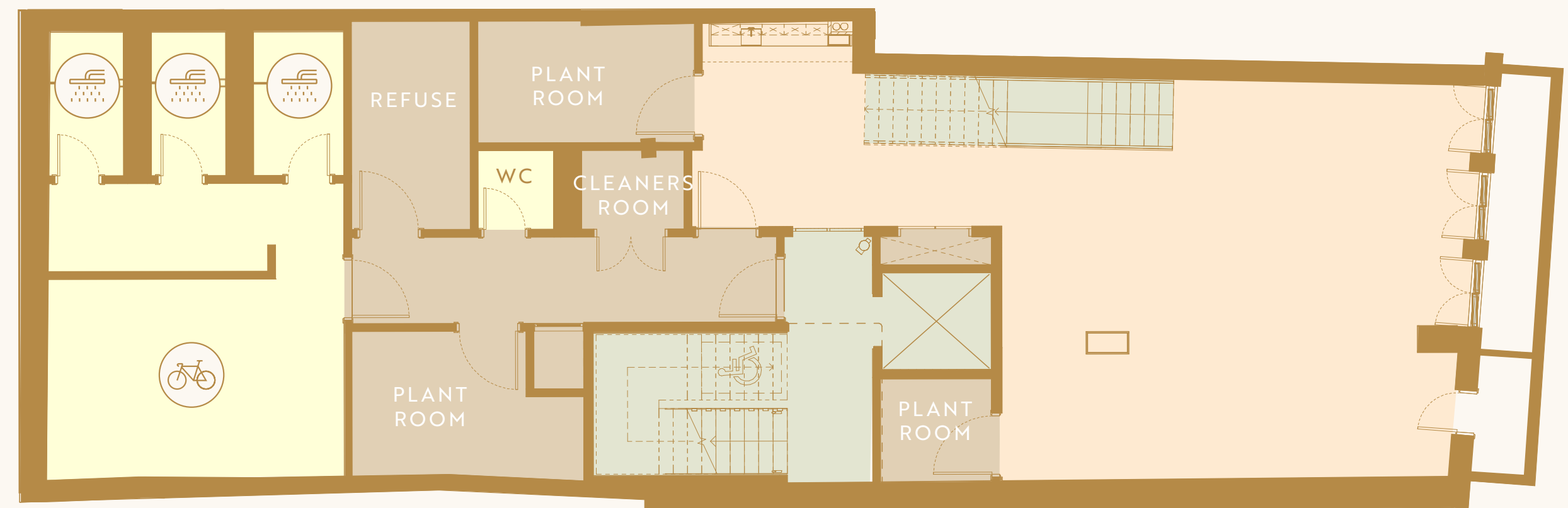
Total 2,116 SQ FT

OFFICE STAIRS/LIFT CORE END OF TRIP



Lower Ground

793 SQ FT



Third

1,407 SQ FT

16 x workstations

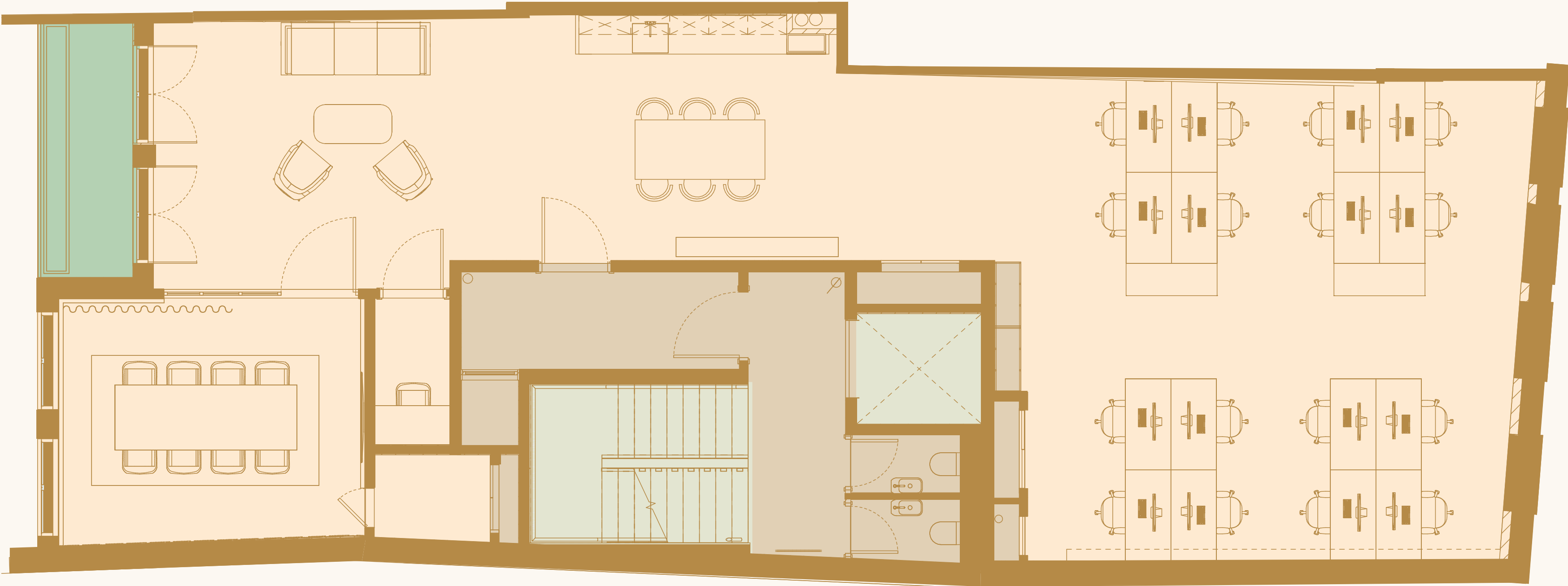
1 x meeting room

1 x zoom room

1 x teapoint

Fitted floor plan

OFFICE STAIRS/LIFT CORE TERRACE





Common areas



Roof terraces



18

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No.
12



LOCATION

Prime Clerkenwell locale



CONNECTIONS

Effortless commuting





LOCAL AMENITIES

Unparalleled connectivity & vibrancy



Superbly located in the heart of Farringdon, 18 Clerkenwell Close is nestled between creativity and culture. Known for its vibrant atmosphere, the neighbourhood boasts a wealth of food and beverage amenities and excellent connectivity across London and beyond.

18

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No.
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Something for everyone

● BUT FIRST COFFEE

1. Black Sheep Coffee
2. Bench
3. Clerkenwell Kiosk
4. Caravan
5. GAIL's Bakery

● HEALTH KICK

1. PureGym
2. Drakes Gym
3. Nuffield Health Barbican
4. GymBox
5. Ten Health & Fitness - Hatton Garden

● AN OVERNIGHT STAY

1. Malmasion London
2. The Rookery
3. The Zetter Clerkenwell
4. YOTEL London City
5. Marrable's Hotel

● FOR THE FOODIES

1. St John
2. Quality Chop House
3. Shawarma Bar
4. Iberica
5. Luca
6. Morchella
7. Kin
8. Sessions Arts Club
9. The Clerkenwell Kitchen
10. The Piano Works
11. The Eagle
12. Exmouth Arms
13. Brutto
14. The Green
15. Ninth Ward

● A BIT OF CULTURE

1. Islington Museum
2. Barbican Centre
3. Zaha Hadid Gallery
4. The Postal Museum
5. Museum of the Order of St John



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