

42 CLERKENWELL CLOSE

CLERKENWELL, EC1R 0AZ



TO LET / FOR SALE

3,072 SQ FT

Long Leasehold - Self Contained Office Building

Key Features

- Self contained building
- Newly installed air conditioning
- Triple aspect natural light
- Gas central heating
- Open plan upper floor plates
- Use Class E
- Refurbished throughout
- Upgraded LED lighting
- Arranged over lower ground, ground and two upper floors
- Three WCs and a shower
- Less than 500m from Farringdon station

View Virtual Tour 

42 Clerkenwell Close
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Description

42 Clerkenwell Close comprises an attractive terraced building of traditional brick construction, arranged over lower ground and three upper floors, providing high-quality office accommodation throughout.

The building has been comprehensively refurbished throughout, blending contemporary finishes with its characterful Clerkenwell architecture. The specification includes new air conditioning, energy-efficient LED lighting, engineered wood flooring, and modern décor throughout.

Occupiers benefit from three WCs and a brand-new shower facility, offering convenience for those cycling to work or commuting from nearby Farringdon Station.

This turnkey workspace provides a stylish and comfortable working environment, ideally suited to creative, design, or tech occupiers seeking a prime Clerkenwell address within a beautifully upgraded period building.

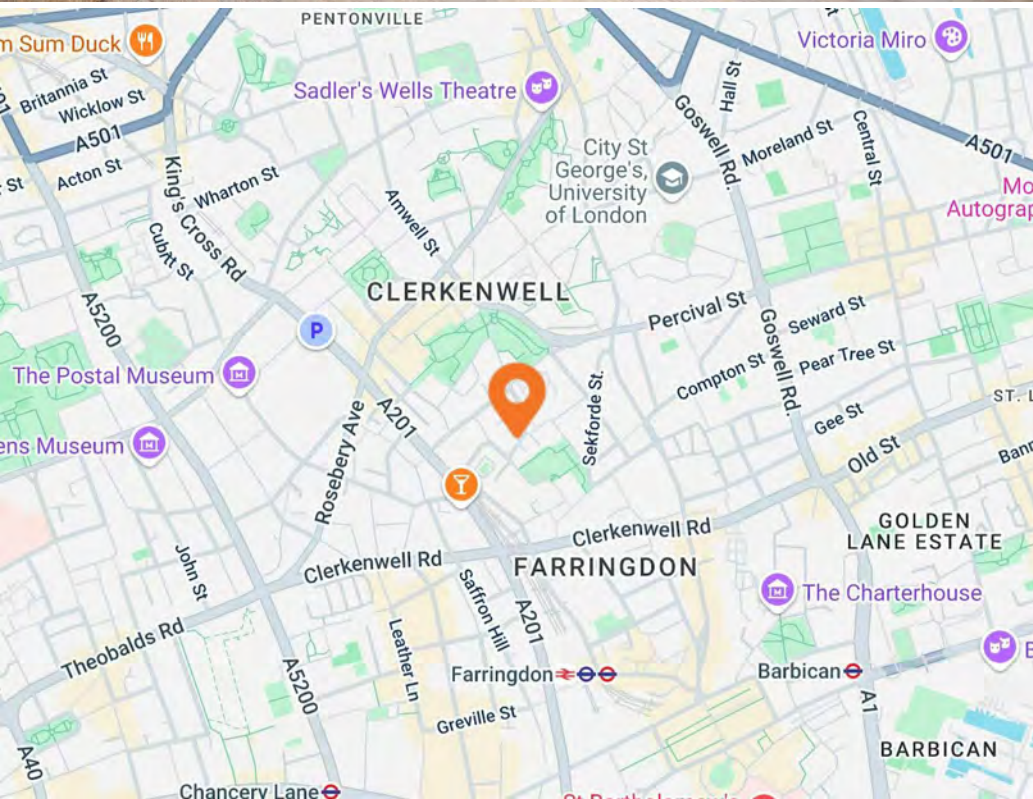
Location

Located in the heart of vibrant Farringdon, one of London's most dynamic and creative districts within the city's established Tech Belt. The property occupies a prominent position on Clerkenwell Close, surrounded by a rich mix of design studios, global businesses, and independent eateries.

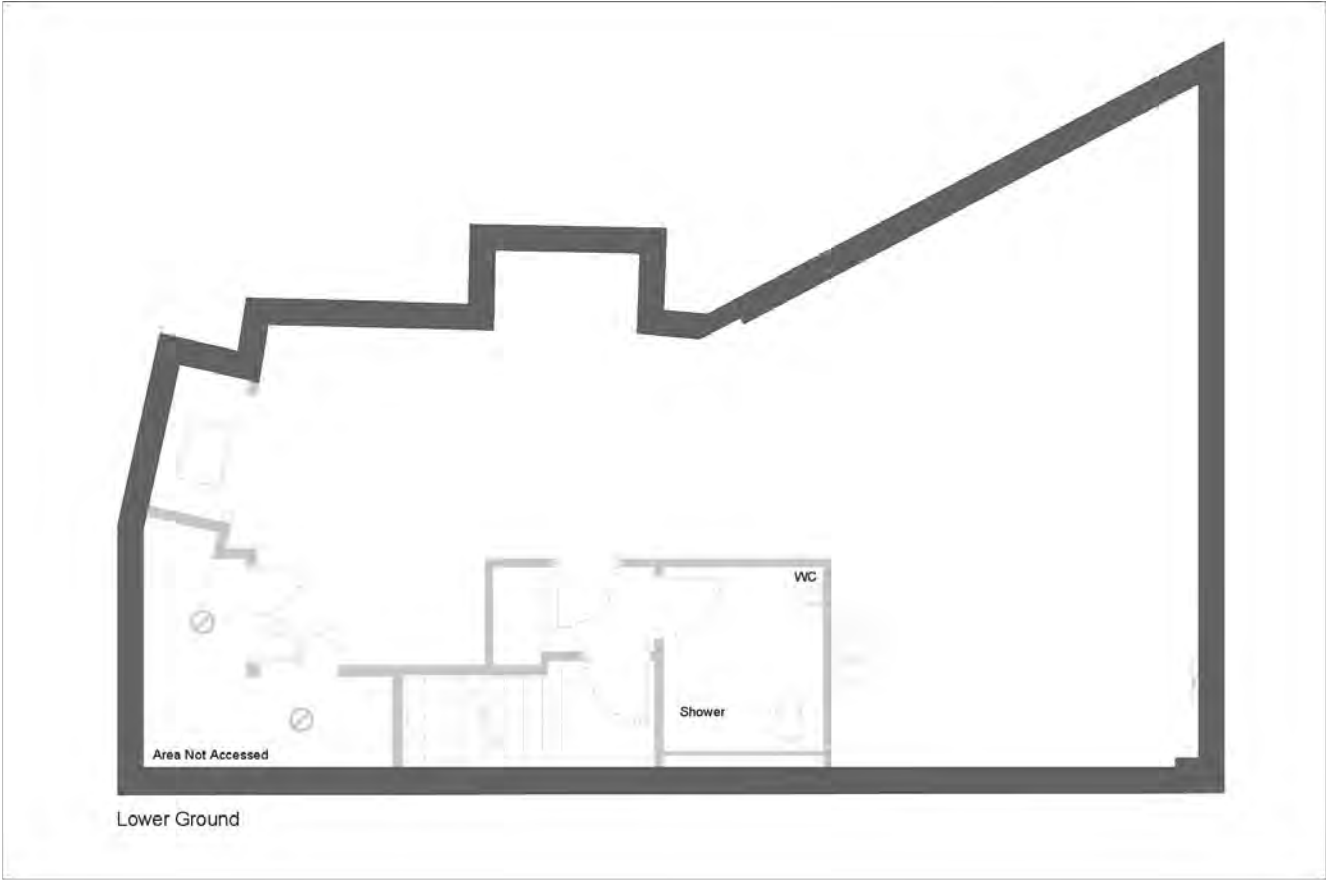
Nearby occupiers include Zaha Hadid Architects, Unilever, Deloitte Digital, Alexander McQueen, and Microsoft, reflecting the area's appeal to world-class creative and technology firms.

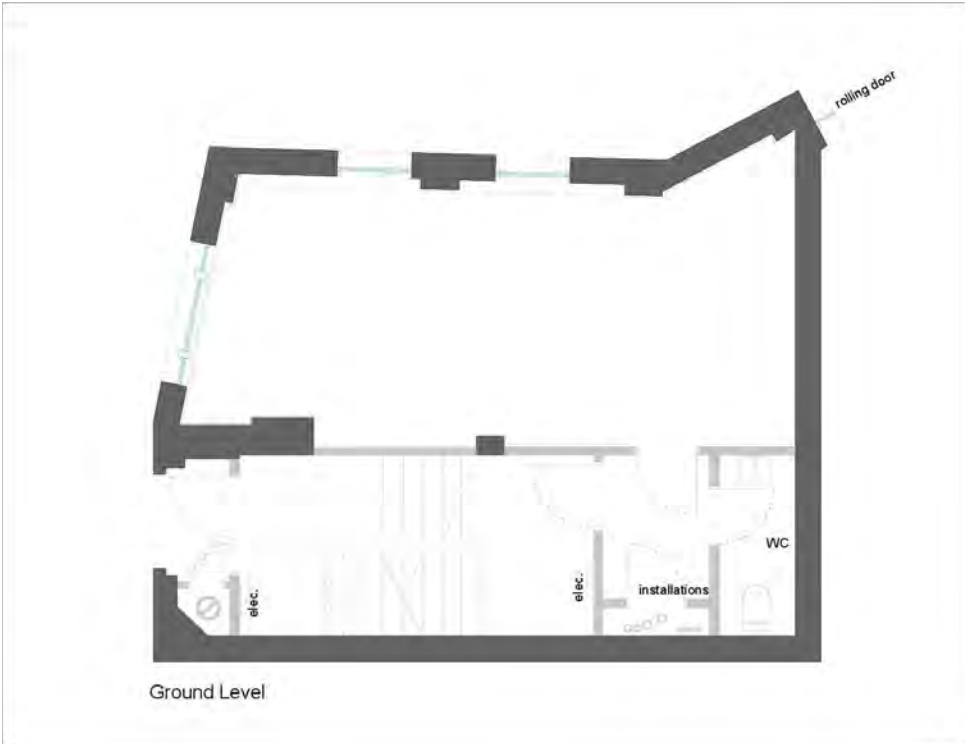
Just 320 metres away, both Exmouth Market and Leather Lane Market offer an exceptional range of amenities, from casual street food to some of London's most celebrated dining spots, creating a lively and well-connected setting for business and leisure alike.

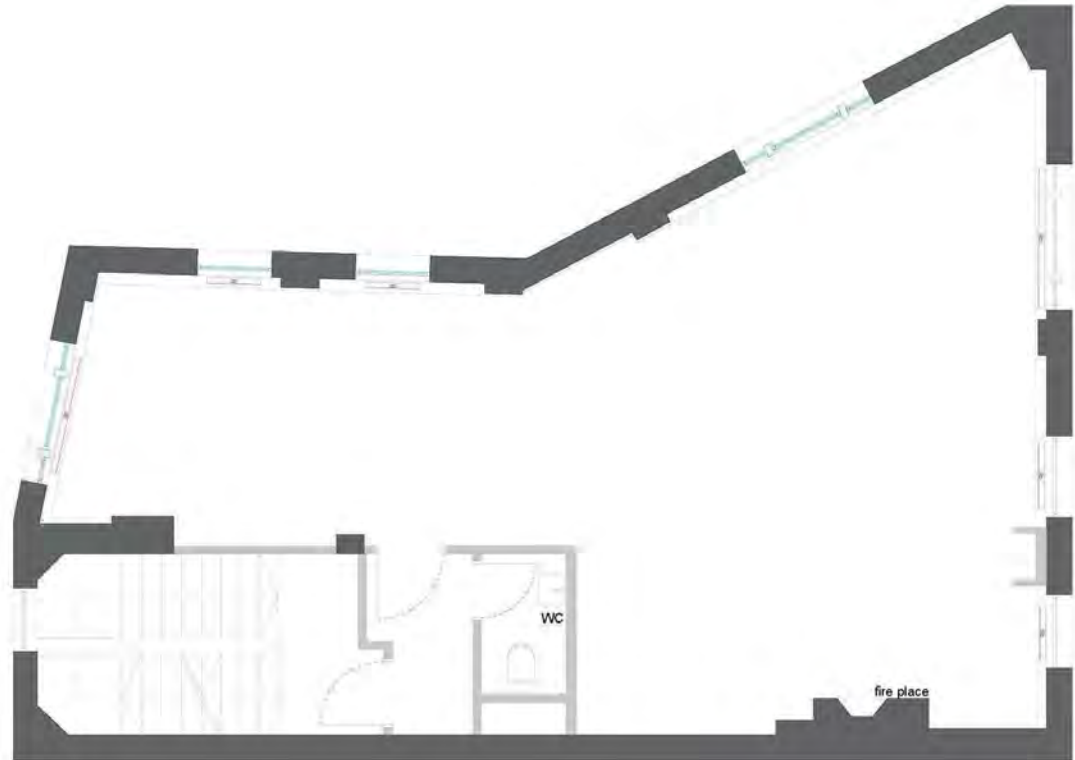
The property enjoys outstanding connectivity, with Farringdon Station just a short walk away, providing Elizabeth Line, Thameslink, and Underground services, offering direct links across London and beyond, including Heathrow Airport.



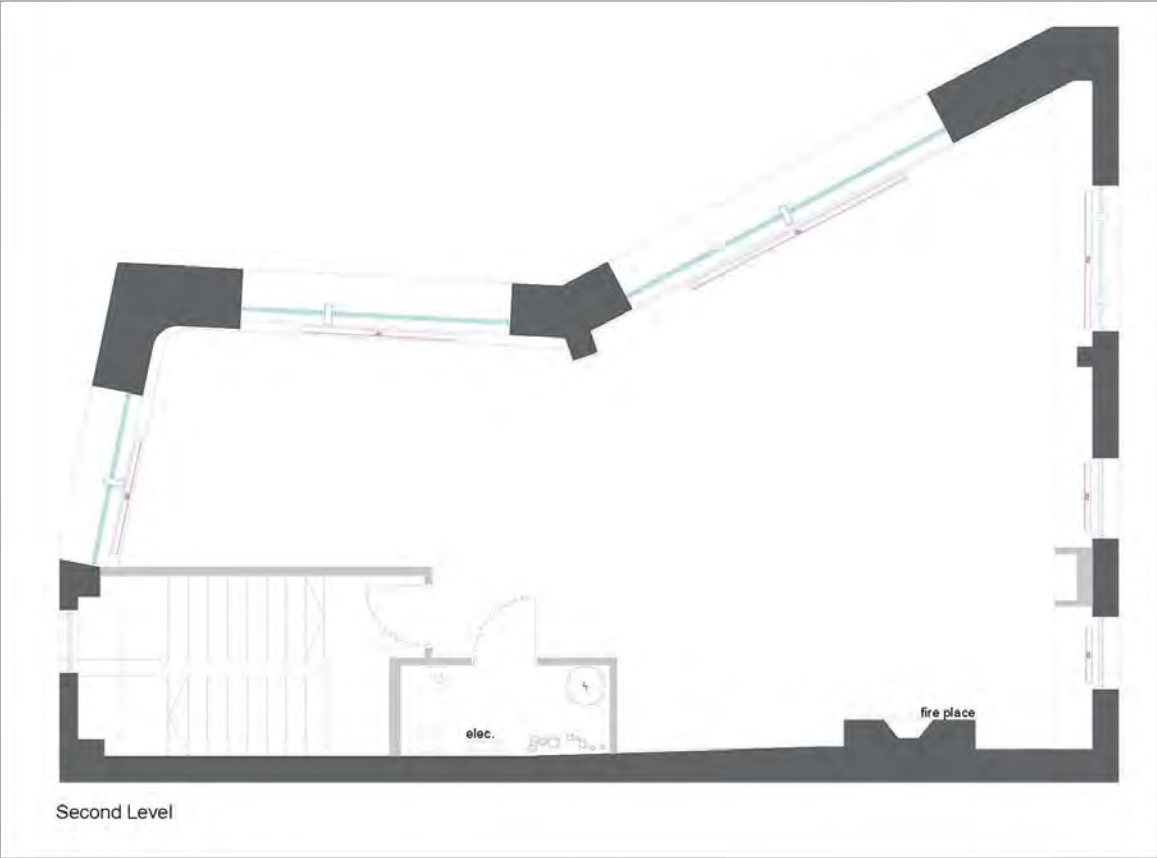








First Level



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	902	83.80
Ground	473	43.94
1st	875	81.29
2nd	822	76.37
Total	3,072	285.40
Lease	New Lease	
Rent	£135,000 per annum	
Price	£1,450,000	
Rates	£31,395 per annum	
Service Charge	N/A	
VAT	Applicable	
EPC	B (50)	

Contact

Casey Okin

020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

Zach Forest

020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

London Office Team

55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team

Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

JOINT AGENTS

Alex Sugar (Compton)

07585 793 379 | 020 7101 2020

Milton Karamani (Compton)

07720 070 466 | 020 7101 2020

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