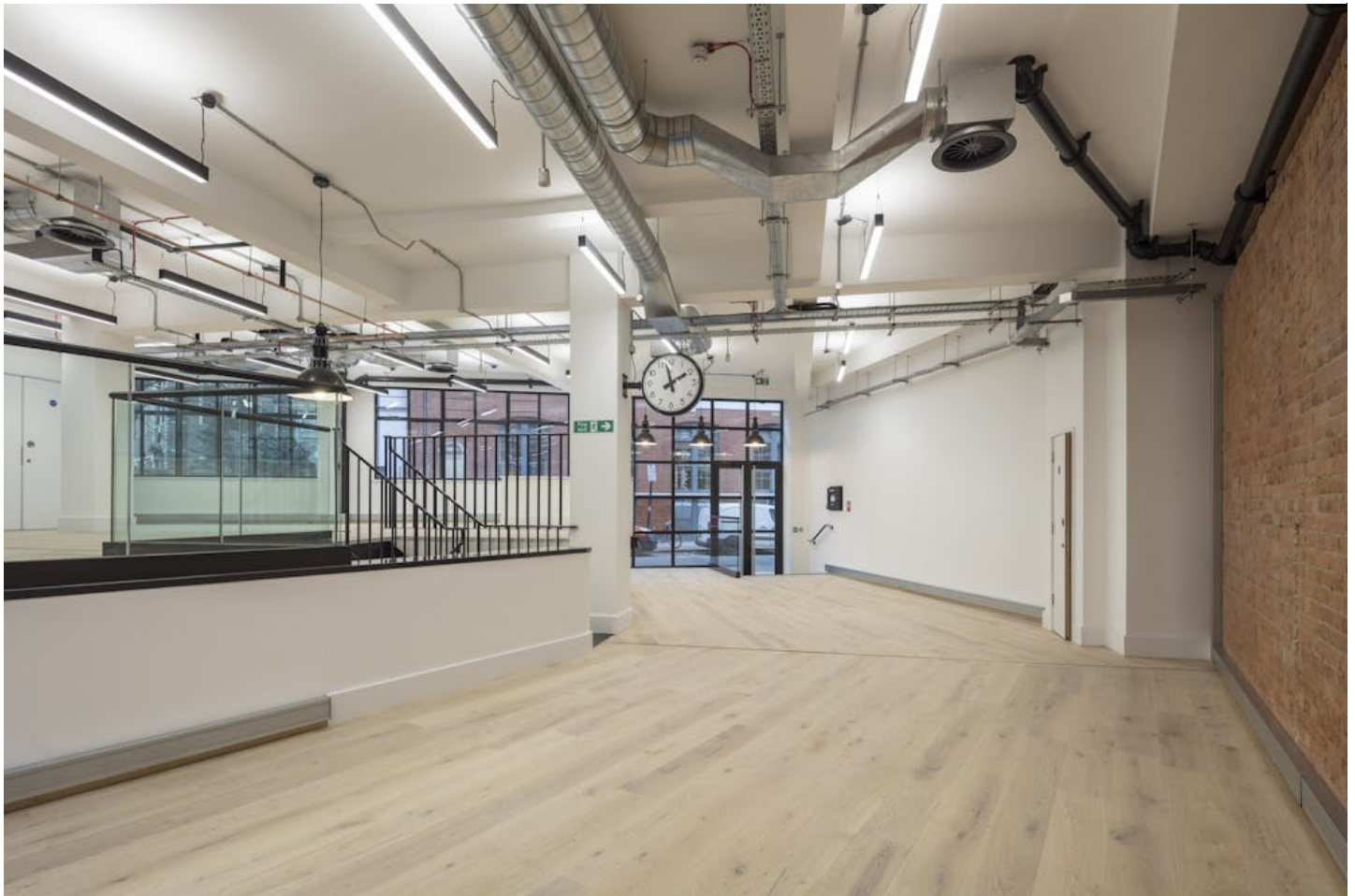


## OFFICE TO LET

Prime Clerkenwell showroom opportunity  
suitable for a range of other occupiers.

44-46 Sekforde Street, EC1R 0HA  
2,557 sq ft



Ellis Brown  
18-20 St. John Street  
London, EC1M 4NX

T. 020 3745 0060  
[agency@ellisbrowncommercial.com](mailto:agency@ellisbrowncommercial.com)

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Description

Prime Clerkenwell showroom opportunity benefitting from strong street prominence and ample branding opportunities. The space has been thoughtfully designed to reflect a modern creative feel, with LED strip lighting and wood flooring spanning the elevations. The building was originally designed by Robert Cromie before being occupied by Blick Time Recorders.

The space would be well-suited to a wide range of occupiers including showrooms and client-facing office users. Available by way of a sublease or assignment until April 2028, or alternatively a new lease subject to the terms agreed.

Location

The building is situated in the heart of Clerkenwell’s sought-after design district, surrounded by an abundance of amenities on its doorstep. Just a stone’s throw from Clerkenwell Green and less than five minutes’ walk from Farringdon Station, the property benefits from exceptional connectivity via the Elizabeth Line, Underground services, and Thameslink. The area is also home to some of London’s most acclaimed restaurants, including The Quality Chop House, Luca, and a vibrant selection of eateries and cafes along Exmouth Market.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	1,482	137.68	£49.50	£17.18	£7.98	£9,220.51	£110,646.12	Available
Lower Ground	1,075	99.87	£49.50	£17.18	£7.98	£6,688.29	£80,259.50	Available
Total	2,557	237.55	£49.50	£17.18	£7.98	£15,908.80	£190,905.62	

Features

- Prime showroom opportunity
- Excellent natural light
- Generous ceiling heights
- Wood flooring
- LED strip lighting
- Air conditioning
- Central location less than 5 minutes from Farringdon station

EPC

On application

Terms

On application

VAT

On application

Contact

James Taylorson  
02037450060  
jtaylorson@ellisbrowncommercial.com

Toby Thomas  
07494 292 759  
tthomas@ellisbrowncommercial.com



# ELLIS BROWN

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