Tel: 020 7336 1313
www.antonpage.com

Office / Showroom Space
2,081 sq. ft. / 193.3 sq. m.

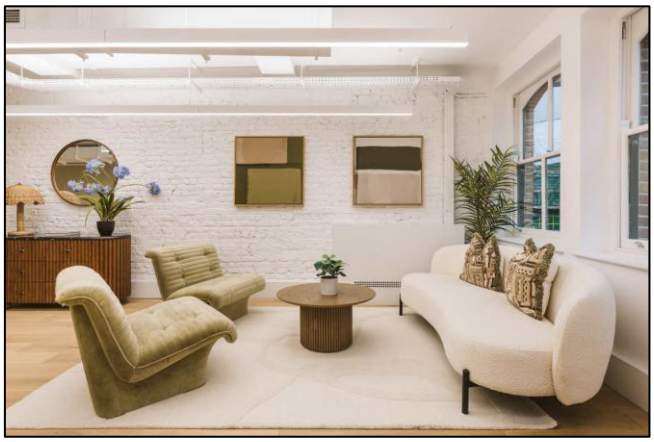
Re-imagined townhouse offering stylish office / showroom space in Clerkenwell

TO LET

18 Clerkenwell Close, Farringdon EC1R 0AA







LOCATION

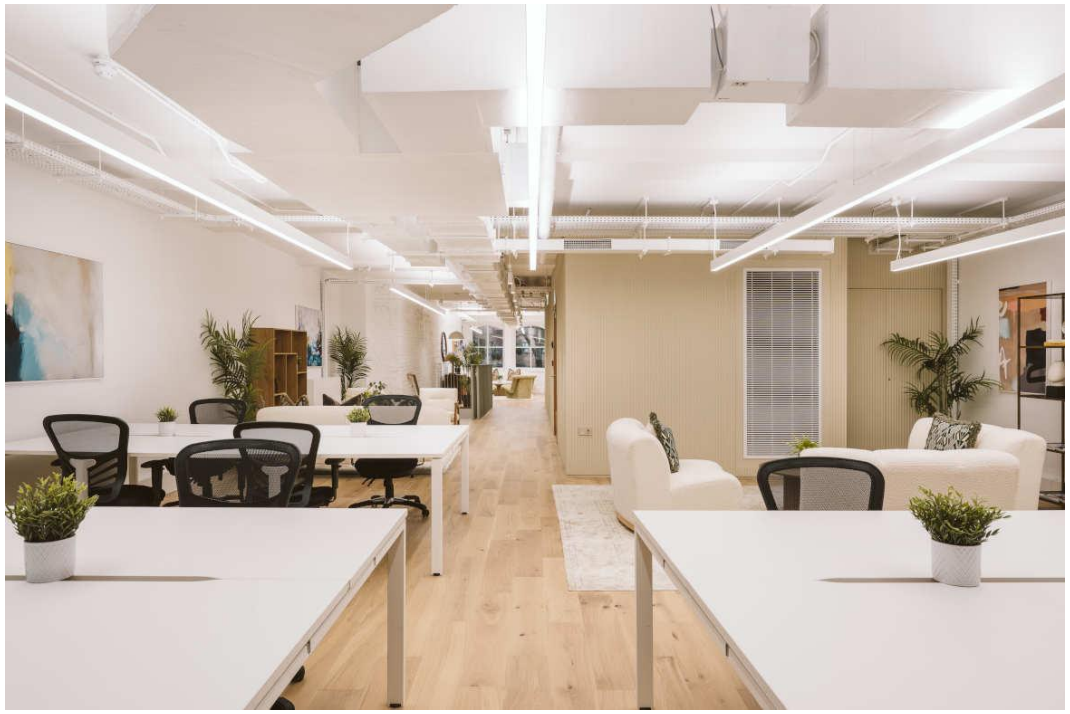
Superbly located in the heart of Farringdon, 18 Clerkenwell Close is nestled between creativity and culture. Known for its vibrant atmosphere, the neighbourhood boasts a wealth of food and beverage amenities and excellent connectivity across London and beyond.

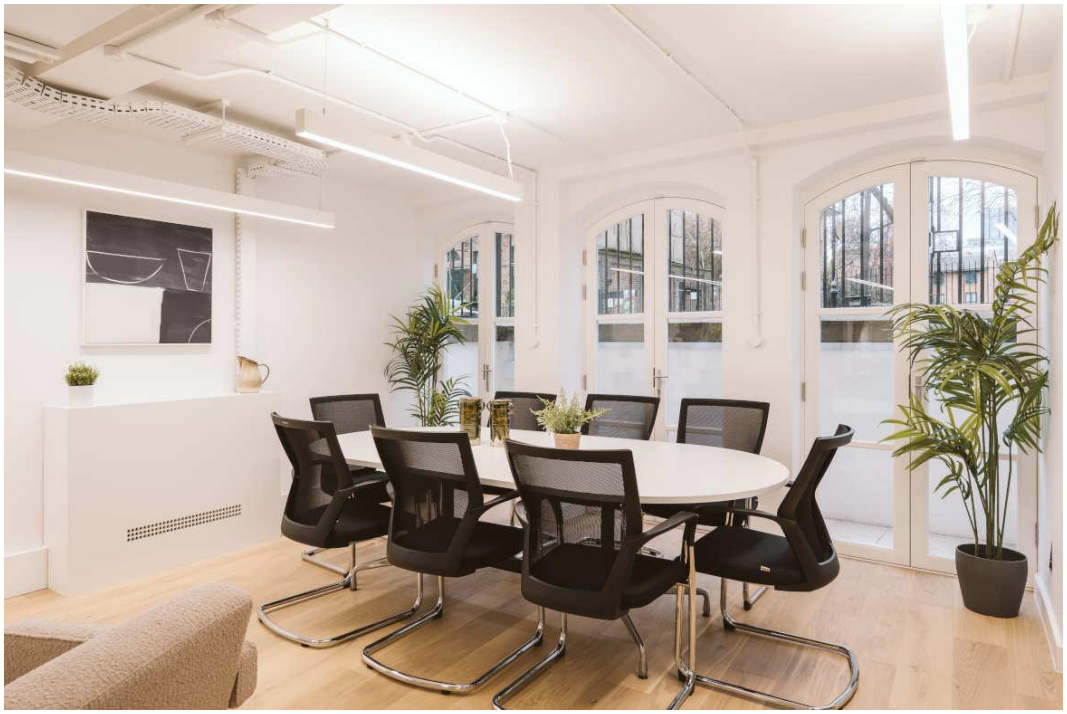
St. James Church Garden is on the doorstep, providing a popular green space with an excellent coffee kiosk.

TRANSPORT

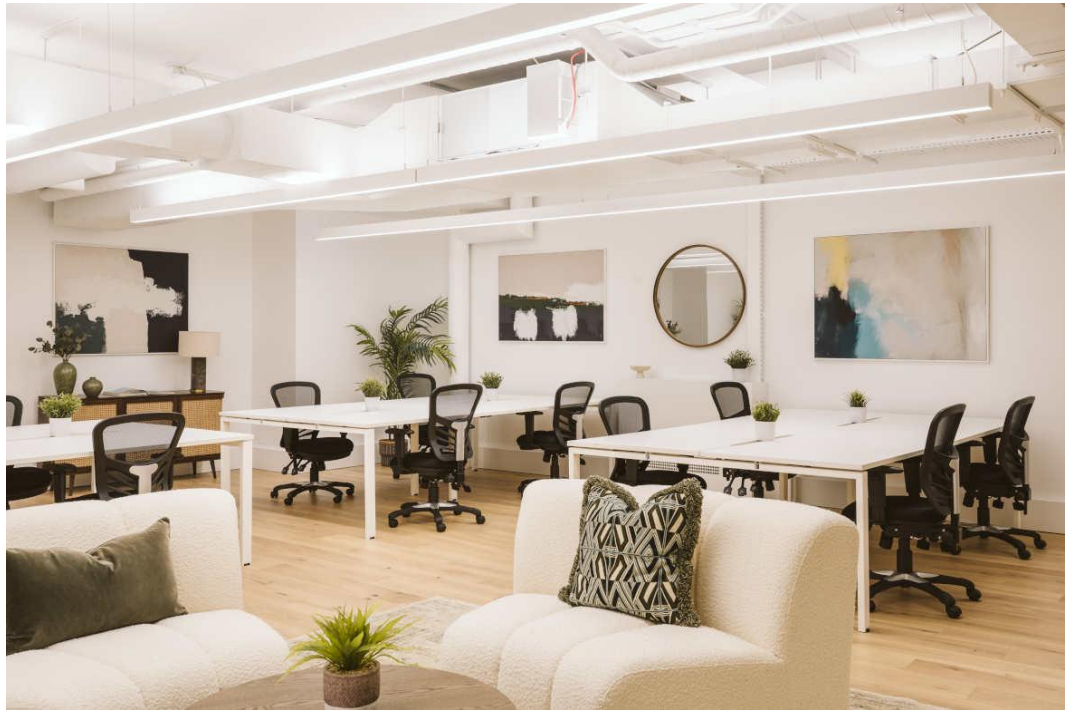
Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Barbican (Circle, Hammersmith & City and Metropolitan lines)
Chancery Lane (Central line)

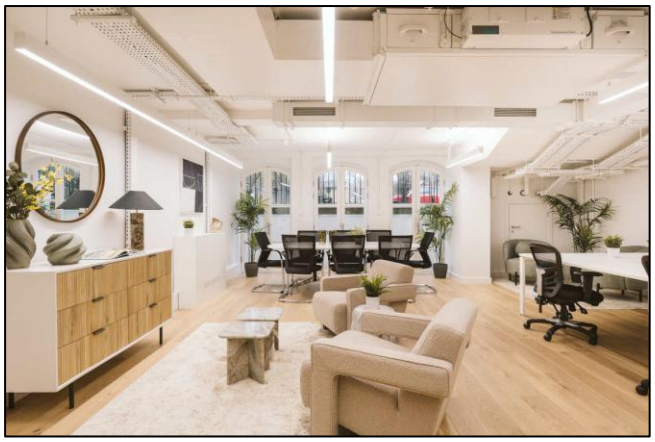
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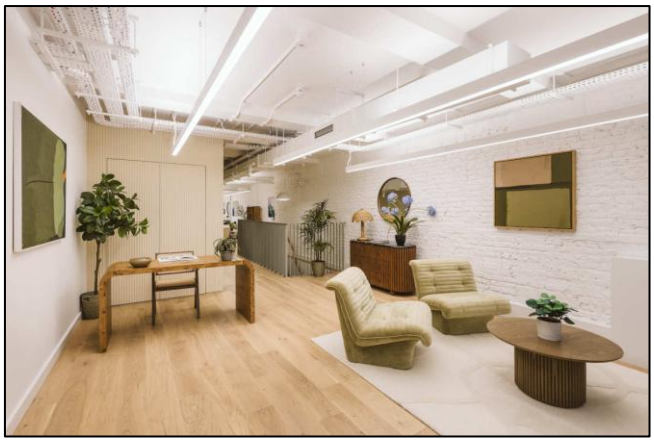












DESCRIPTION

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

The remodelled entrance provides a welcoming sense of arrival.

The ground & lower ground is immediately accessible and provides a charming self-contained space that can be taken fully fitted or as a blank canvas.

HIGHLIGHTS

- Comprehensively re-developed building
- Overlooking St. James Church Garden
- Timber flooring
- LED lighting
- VRF air conditioning & fresh air ventilation
- Fitted Kitchenette
- Fibre Connected
- End-of-trip facilities (bike store & showers)
- 8-person passenger lift
- Video entry phone system
- EPC Rating of A 23 & BREEAM Excellent

Furniture is hired for staging / marketing purposes and is available by separate arrangement.

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	1,323	122.9
L. Ground	758	70.4
Total	**2,081**	**193.3**

LEASE

A new lease is available direct from the freeholder for a term by arrangement.

RENT

Per Annum	Per sq. ft.
£115,000	£55.26

SERVICE CHARGE

Estimated service charge payable:

Per Annum	Per sq. ft.
£31,215	£15.00

BUSINESS RATES

Estimated business rates payable for 2026/27:

Per Annum	Per sq. ft.
£52,000	£25.00

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£198,215	£16,518

VAT

The property is elected for VAT.

MANAGED OFFERING

The space is also available on a fully managed basis at £20,000 pcm / £115 psf.

PLEASE CONTACT

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