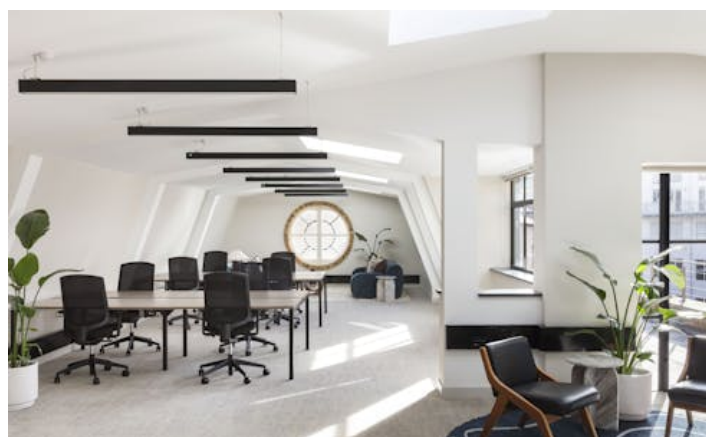


ELLIS BROWN

OFFICE TO LET

15-19 Baker's Row, EC1R 3DG
1,893 sq ft

New listing! A heritage warehouse reimagined—mid-century charm meets modern design, crafted for creativity and collaboration.



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

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991 / Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 17/07/2025

OFFICE TO LET

15-19 Baker's Row, EC1R 3DG
1,893 sq ft

Description

15-19 Bakers Row offers a distinctive workspace in the heart of Farringdon, with its stunning blend of industrial heritage and contemporary elegance. Full of natural light, this beautifully converted warehouse retains its original character, with exposed brickwork, steel-framed windows, and lofty ceilings, complemented by refined modern finishes and mid-century design influences. Inside, stylish meetings rooms, collaborative lounges and thoughtfully curated furniture, create an inviting atmosphere, perfect for modern businesses seeking both style and functionality.

Location

Nestled in the heart of Farringdon, Bakers Row offers an unbeatable location in one of London’s most vibrant and well connected neighbourhoods. Farringdon and Clerkenwell are renowned for their eclectic mix of historic charm and modern creativity, making this area a magnet for forward-thinking businesses, creative professionals, and thriving start-ups. The local area is brimming with some of London’s most celebrated food and drink destinations, from trendy coffee shops and artisanal bakeries to high-end restaurants and buzzing cocktail bars. Whether you’re looking for an early morning espresso or an after-work dinner spot, you’ll find endless options within walking distance.

Farringdon Station, a major transport hub, is just a short walk away, providing seamless connectivity across London and beyond.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total month	Total year	Fitout Concept	Availability
1st	2,293	213.03	£77.50 /sq ft	£18 /sq ft	£8.50 /sq ft	£19,872.67	£238,472	CAT B	Let
2nd	1,893	175.87	£79.50 /sq ft	£18 /sq ft	£8.50 /sq ft	£16,721.50	£200,658	CAT B	Available
Total	4,186	388.90				£36,594.17	£439,130		

Features

- Excellent natural light throughout both 1st & 2nd floors
- Dedicated bicycle storage and shower facilities
- Private south facing roof terrace
- Upcycled vintage furniture & sustainable materials
- EPC B
- Low energy LED lighting throughout

EPC

B

Terms

On application

VAT

On application

Contact

Toby Thomas
07494 292 759
tthomas@ellisbrowncommercial.com

Chris Antoniou
07789 888 971
cantoniou@ellisbrowncommercial.com

Joint Agents

Jake Kinsler (Compton)
02071012020
jk@compton.london

ELLIS BROWN

OFFICE TO LET

15-19 Baker's Row, EC1R 3DG
1,893 sq ft

