

**fisher  
german**

# 16 Bowling Green Lane

Clerkenwell  
London, EC1R 0BD

Leasehold | Offices

1,709 Sq.ft (159 Sq.m)



**To Let** | £69.50 (per sq ft pa excl)



## Key information



### Rent

£69.50 per sq ft  
pa excl



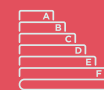
### Service Charge

£12.54 per sq ft  
y/e December 2026



### Business Rates

£18.63 per sq ft  
y/e April 2027



### EPC Rating

B

## 16 Bowling Green Lane

1,709 Sq.ft (159 Sq.m)

### Description

This newly refurbished second floor office at 16 Bowling Green Lane blends modern fit out with retained character features, including wooden beams, exposed brickwork and steel columns. The accommodation is fully fitted to include 20 desks, three meeting rooms, a breakout area with soft seating, a demised kitchen and WC facilities.

### Location

16 Bowling Green Lane is well positioned in the heart of Clerkenwell, a vibrant and established office location known for its mix of creative, professional and technology occupiers.

The property benefits from excellent transport connectivity, with Farringdon Station close by providing access to the Elizabeth line, Thameslink and London Underground services. Chancery Lane and Barbican stations are also within easy walking distance, offering further Central London connectivity.

## Amenities



Kitchenette



Passenger  
Lift



Meeting  
Rooms



LED  
Lighting



Comfort  
Cooling



Cycle  
Storage

## Further information

### Lease Terms

The accommodation is available to let on terms to be agreed.

### Rent

£69.50 per sq ft.

### Service Charge

The current service charge is £12.54 per sq ft excl.

### Business Rates

Estimated at £18.63 per sq ft pa for the rating year April 2026 to April 2027. All parties are advised to make their own enquiries with the rating authority.

### EPC

The EPC rating is B.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### Viewings

Strictly by prior arrangement with the joint sole agents, Fisher German LLP and Knotel.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

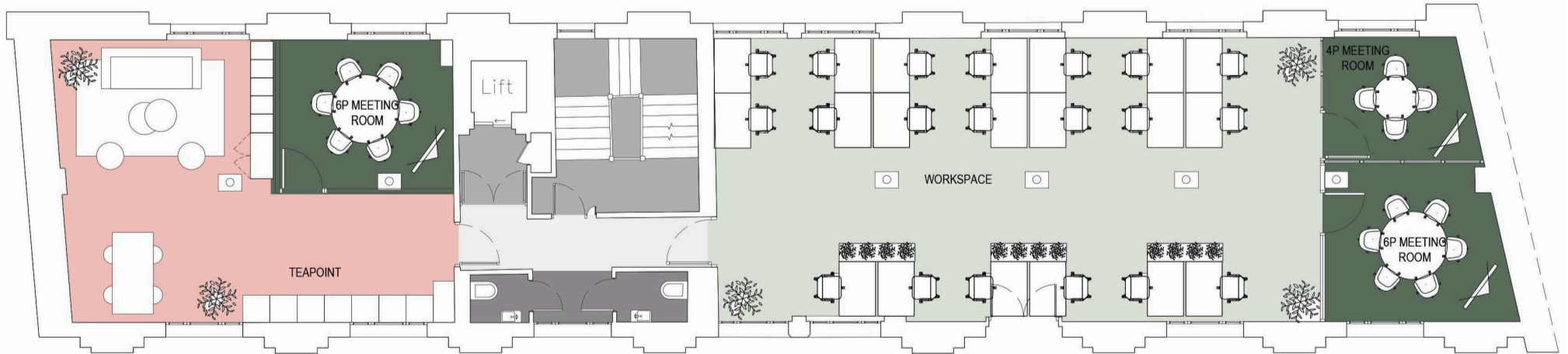
## Accommodation

The approximate Net Internal Area comprises:

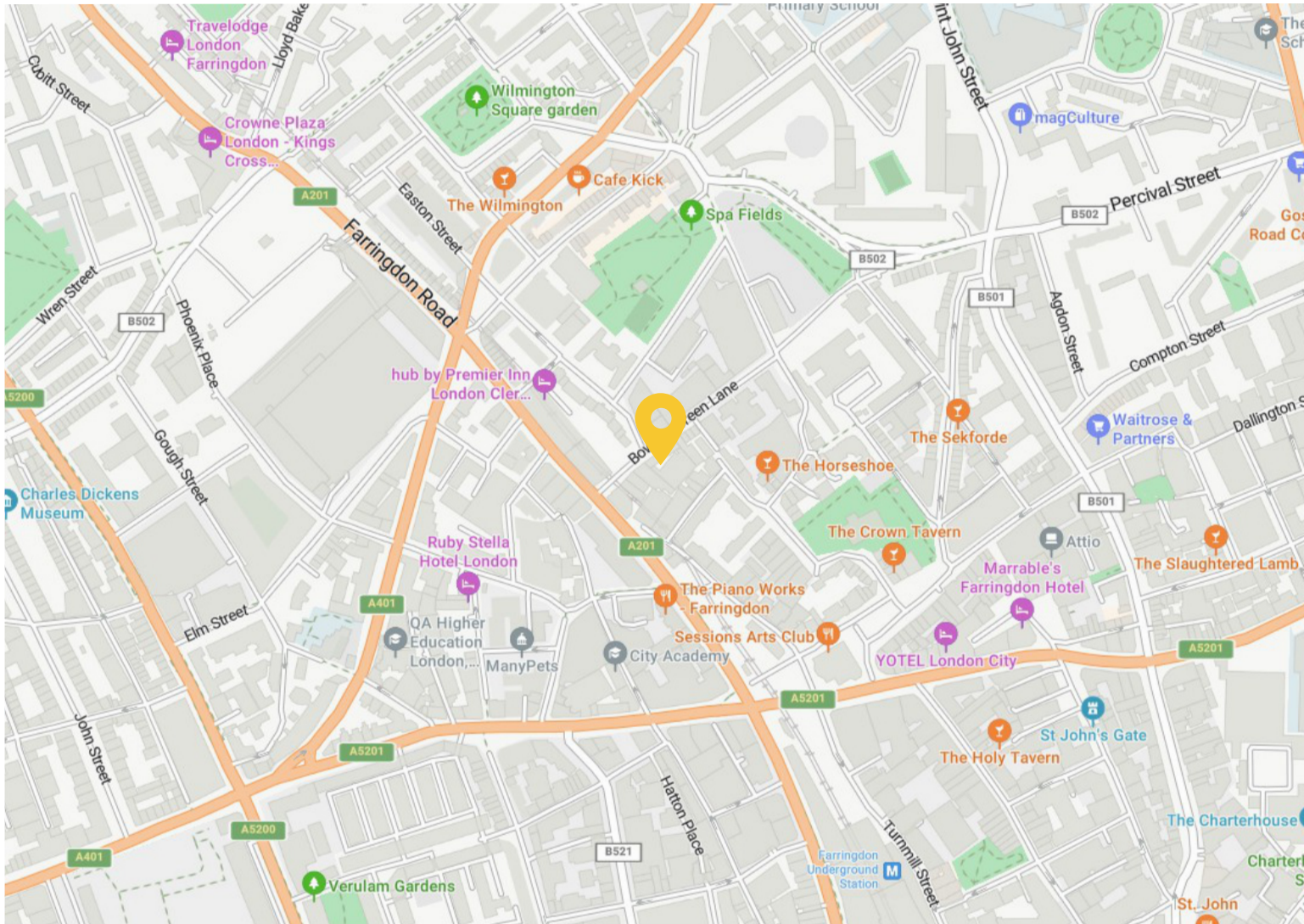
Floor	Sq.ft	Sq.m
2nd Floor	1,709	159
<b>TOTAL</b>	<b>1,709</b>	<b>159</b>



## Floorplans



## Location Map



### Location

**Address:** 16 Bowling Green Lane,  
Clerkenwell, London EC1R 0BD

**What3words:** ///pretty.needed.chill

### Nearest Stations

**Farringdon Station:**

0.4 miles / 7 min walk

**Chancery Lane Underground:**

0.6 miles / 11 min walk

**Angel Underground:**

0.6 miles / 13 min walk

**City Thameslink:**

0.8 miles / 15 min walk

### Nearest Airport

**London City Airport:** 9 miles

## Contact us



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Particulars dated April 2026. Photographs dated April 2026.



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