

# 4 Garrett Street, Clerkenwell, London, EC1Y 0TY

## TO LET

Office / Serviced Office

18 to 50 Desks

£499 - £640 per desk

**Fully managed  
Clerkenwell offices  
with private  
kitchens, concierge,  
meeting rooms &  
all-inclusive flexible  
terms.**



- Prime Clerkenwell / Old Street location
- Self-contained managed office floors
- Private kitchenette, breakout space and meeting areas
- Fully fitted, plug-and-play workspace
- Communal meeting rooms and catered event space
- Concierge service and shared lounge areas
- Showers, bike storage and high-speed connectivity



## Description

4 Garrett Street offers fully managed office space in the heart of Clerkenwell, with the 1st and 5th floors currently available. Each suite is self-contained, fully fitted and ready for immediate occupation, benefiting from a private kitchenette and flexible layouts suited to a range of occupiers. Occupiers benefit from an all-inclusive offering, with access to communal meeting rooms, catered event space and breakout areas. A professional concierge, shared lounge space and modern amenities create a seamless working environment, allowing businesses to focus on growth while day-to-day operations are taken care of

## Location

Located on Garrett Street, the building is within easy walking distance of Old Street, Farringdon and Barbican stations, providing excellent connectivity across Central London. The surrounding area offers a vibrant mix of restaurants, cafés and amenities, with Clerkenwell, Shoreditch and the City all close by.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
1st	2,163	200.95	£24,950 /month	n/a	n/a	Available
5th	915	85.01	£11,450 /month	n/a	n/a	Available

Availability above often shows just the smallest and largest options available at the time of writing. Various other sizes may be available, please get in touch to find out more. Availability is subject to change. Prices quoted are a guide price pcm, exclude VAT and are subject to contract.

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Fitted

### Contacts

Alfie Ziff  
07803 850 224  
alfie.ziff@strettons.co.uk

Nick Jones  
07584133468  
nick.jones@strettons.co.uk



### did you know?

Our in-house team specialises in sourcing similar opportunities. If this option isn't quite right, or you'd like to explore further availability within the building or wider area, please get in touch using the details provided.



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