

Office / Showroom Space

20+ desks

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

# MANAGED OFFICE

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.

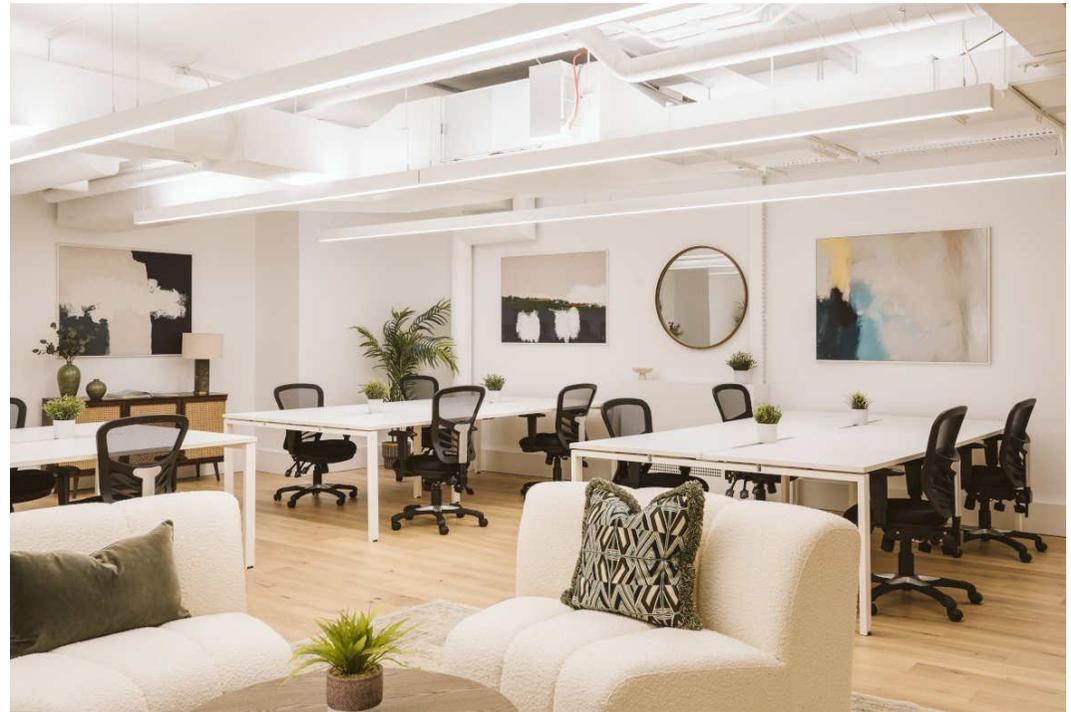
St. James Church Garden is on the doorstep, providing a popular green space with an excellent coffee kiosk.

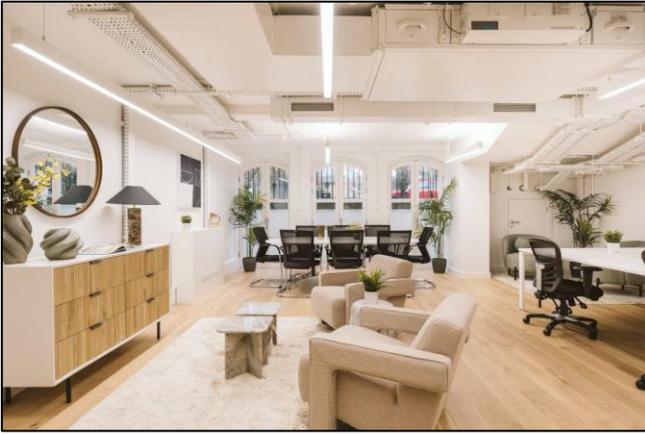
## TRANSPORT

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Chancery Lane (Central line)





## 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.

## TENANCY AGREEMENT

Minimum term of 2 years.

## 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

Floor	Size <i>Sq. Ft.</i>	No. Of Desks	Fully Managed Cost		
			<i>Per Sq. Ft.</i>	<i>Per Annum</i>	<i>Per Calendar Month</i>
G&LG	2,081	20+	£125	£261,000	£21,750

## PLEASE CONTACT

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