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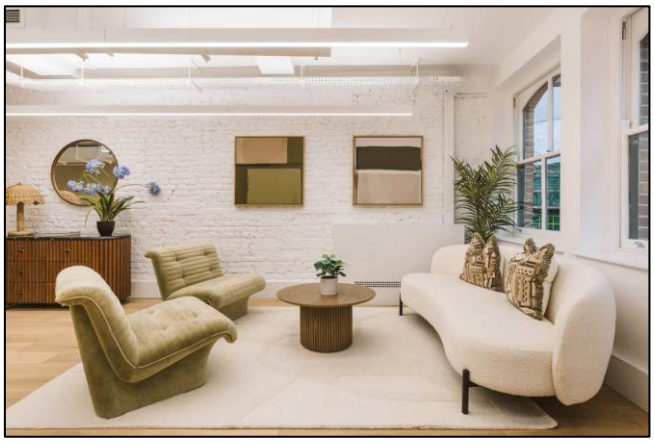
Office / Showroom Space
20+ desks
Re-imagined townhouse offering stylish office / showroom space in Clerkenwell

MANAGED OFFICE

18 Clerkenwell Close, Farringdon EC1R 0AA







LOCATION

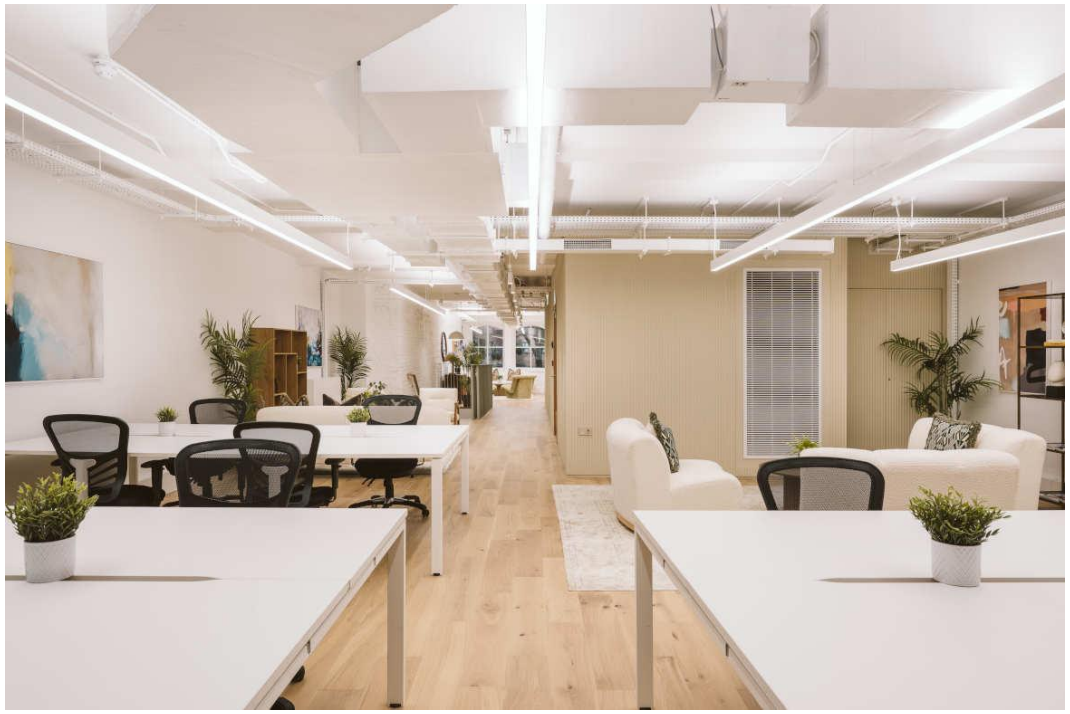
Superbly located in the heart of Farringdon, 18 Clerkenwell Close is nestled between creativity and culture. Known for its vibrant atmosphere, the neighbourhood boasts a wealth of food and beverage amenities and excellent connectivity across London and beyond.

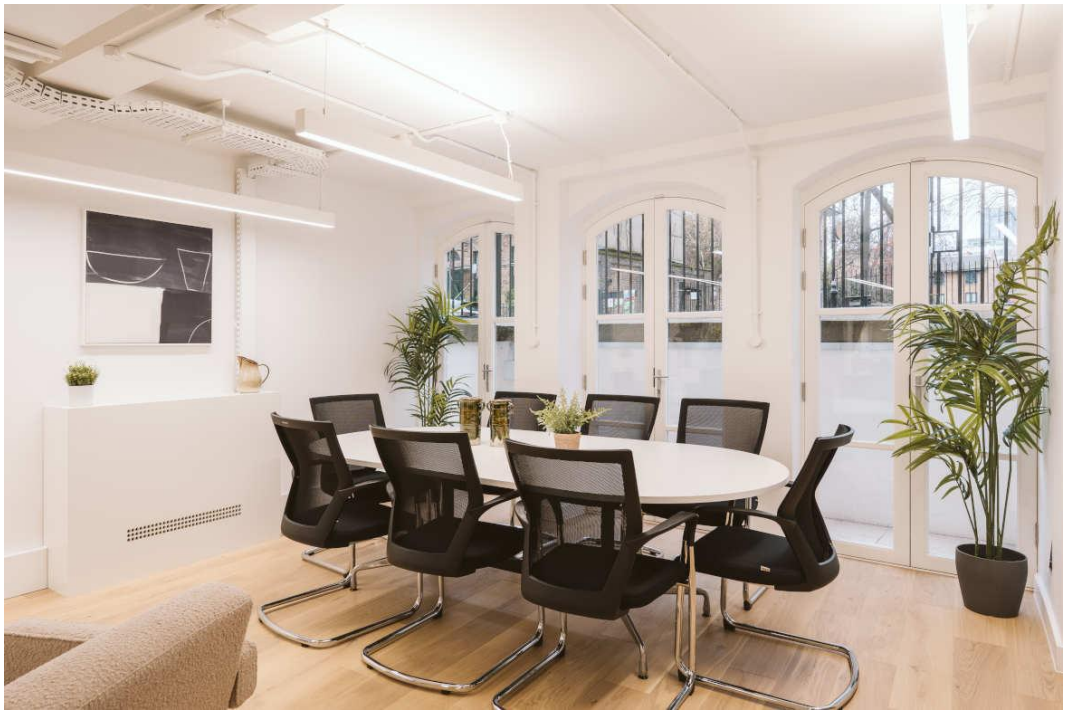
St. James Church Garden is on the doorstep, providing a popular green space with an excellent coffee kiosk.

TRANSPORT

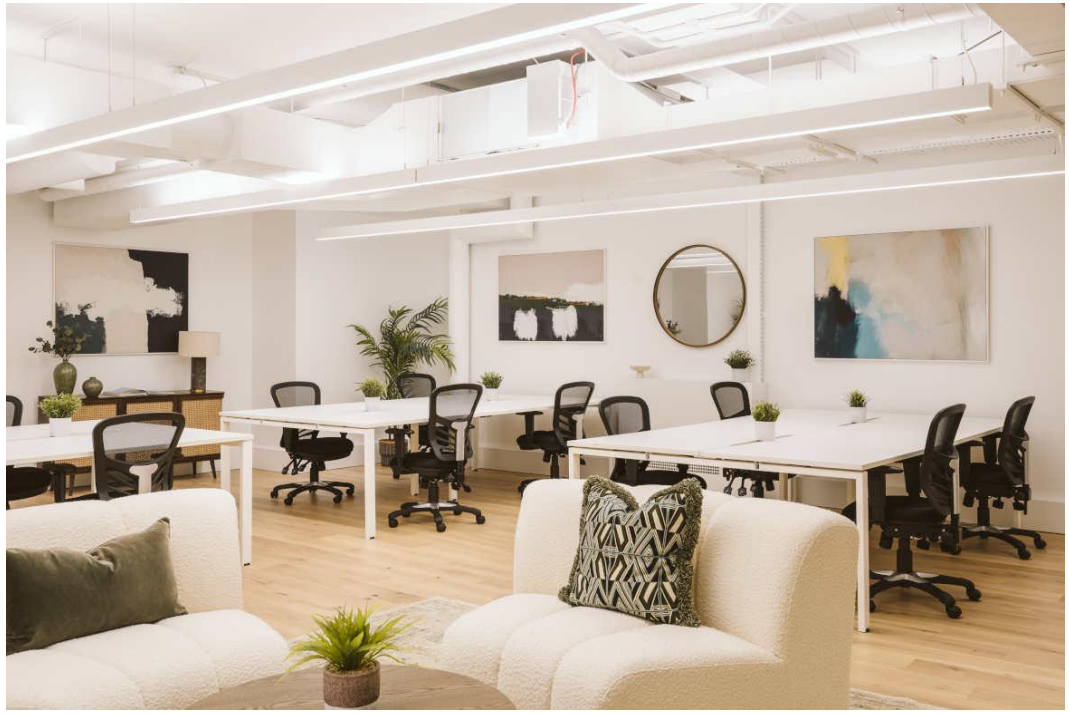
Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Barbican (Circle, Hammersmith & City and Metropolitan lines)
Chancery Lane (Central line)

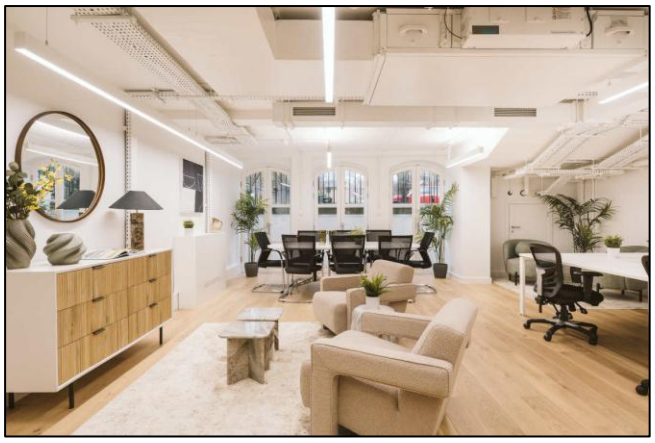
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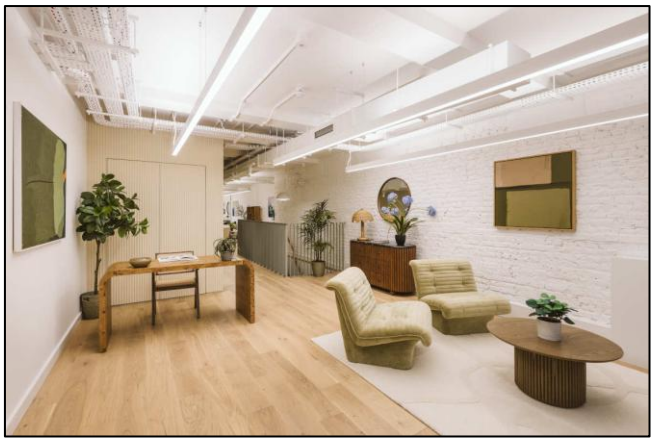












DESCRIPTION

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.

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	No. Of Desks	Fully Managed Cost		
	Sq. Ft.		*Per Sq. Ft.*	*Per Annum*	*Per Calendar Month*
G&LG	2,081	20+	£115	£240,000	£20,000

PLEASE CONTACT

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