

Commercial Office Space
1,694 sq. ft. / 157.4 sq. m.

Self-contained office building on St John's Square

TO LET

1 Albemarle Way, Clerkenwell, London, EC1V 4JB



LOCATION

St. John's Square is located in the heart of historic Clerkenwell, moments from both Farringdon and Barbican Stations. This vibrant part of Clerkenwell is tremendously popular amongst creative, media and professional occupiers.

Local amenities are excellent with a huge variety of bars, restaurants, hotels, cafés and coffee shops, including; Clerkenwell & Social, Brewdog, Quality Chophouse, Luca, St. John, Smiths of Smithfield, Brutto, Sessions Arts Club and The Zetter Townhouse.

TRANSPORT

Farringdon (Metropolitan, Hammersmith & City, Circle Lines and Thameslink)

Barbican (Metropolitan, Hammersmith & City and Circle Line)

Angel (Northern Line)

Various bus routes available





DESCRIPTION

This charming self-contained office building is arranged over five floors and has its own front door just off St John Square.

The accommodation is currently arranged as open plan with a welcoming reception area and a fitted kitchen.

The office is available for immediate occupation.

AMENITIES

- Self-contained building
- Welcoming reception area
- Open plan
- Excellent natural daylight
- Fibre connectivity
- Perimeter trunking
- Central heating
- Large fitted kitchen
- 3 x W/C's
- Storage space in part basement

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	278	25.8
Second	270	25.1
First	270	25.1
Ground	493	45.8
Basement	383	35.6
Total	1,694	157.4

LEASE

A new lease for a term by arrangement.

RENT

Per Annum	Per sq. ft.
£82,500	£48.70

BUSINESS RATES

We understand the business rates payable for 2026/27 are:

Per Annum	Per sq. ft.
£15,444	£9.11

Interested parties are expected to satisfy themselves in respect of business rates obligations with The London Borough of Islington.

VAT

The property is not elected for VAT.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Finn Ledwidge
finn@antonpage.com

Harrison Turner
harrison@antonpage.com

OR

STIRLING ACKROYD 020 7729 7763