

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.

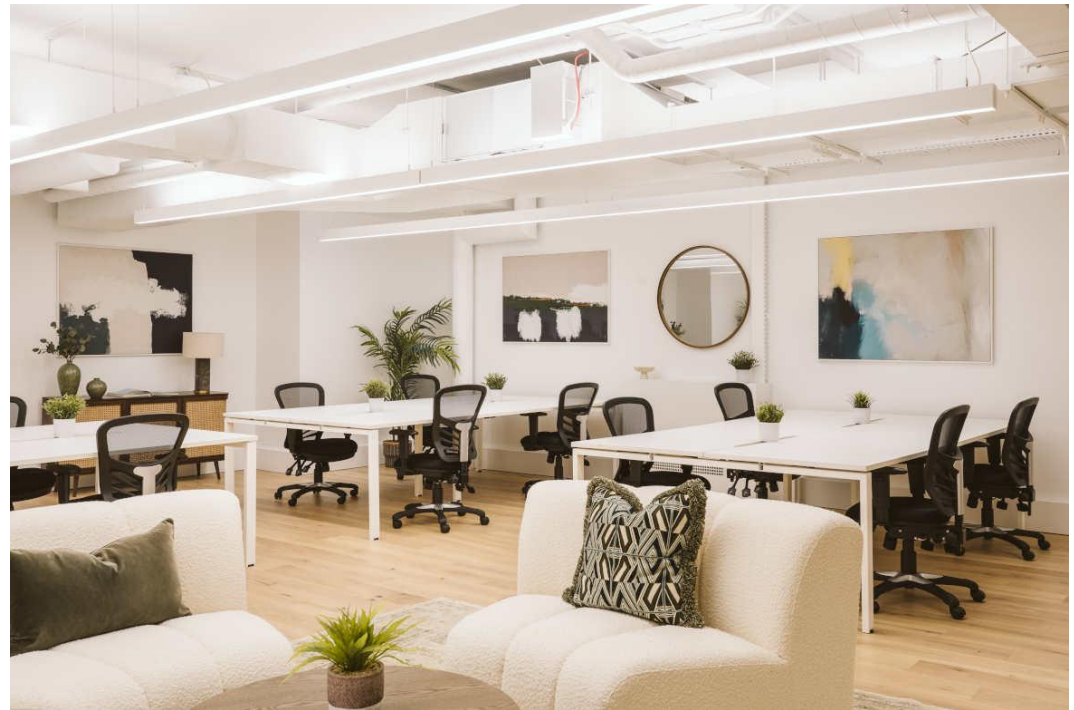
St. James Church Garden is on the doorstep, providing a popular green space with an excellent coffee kiosk.

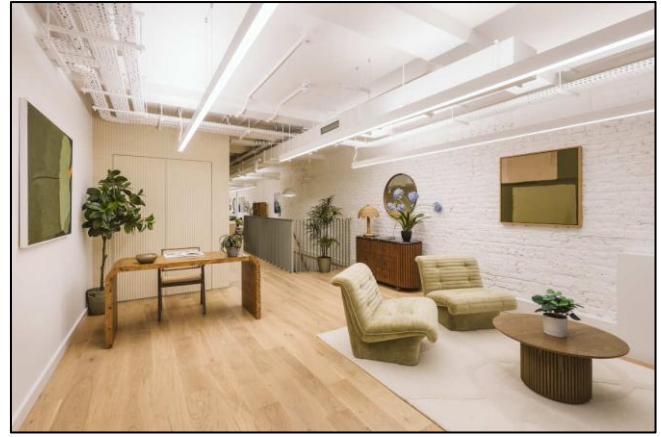
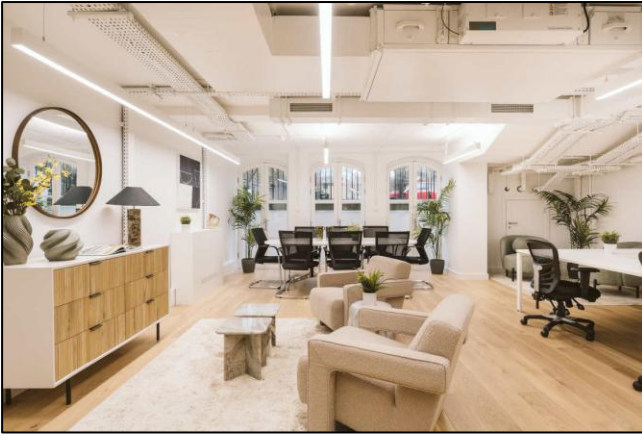
TRANSPORT

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+	£115	£240,000	£20,000

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Finn Ledwidge
fledwidge@antonpage.com

Harrison Turner
hturner@antonpage.com

ELLIS BROWN 020 3745 0060

James Taylorson
jtaylorson@ellisbrowncommercial.com

Toby Thomas
tthomas@ellisbrowncommercial.com