

Office / Showroom Space  
2,081 sq. ft. / 193.3 sq. m.

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

# TO LET

18 Clerkenwell Close, Farringdon EC1R 0AA



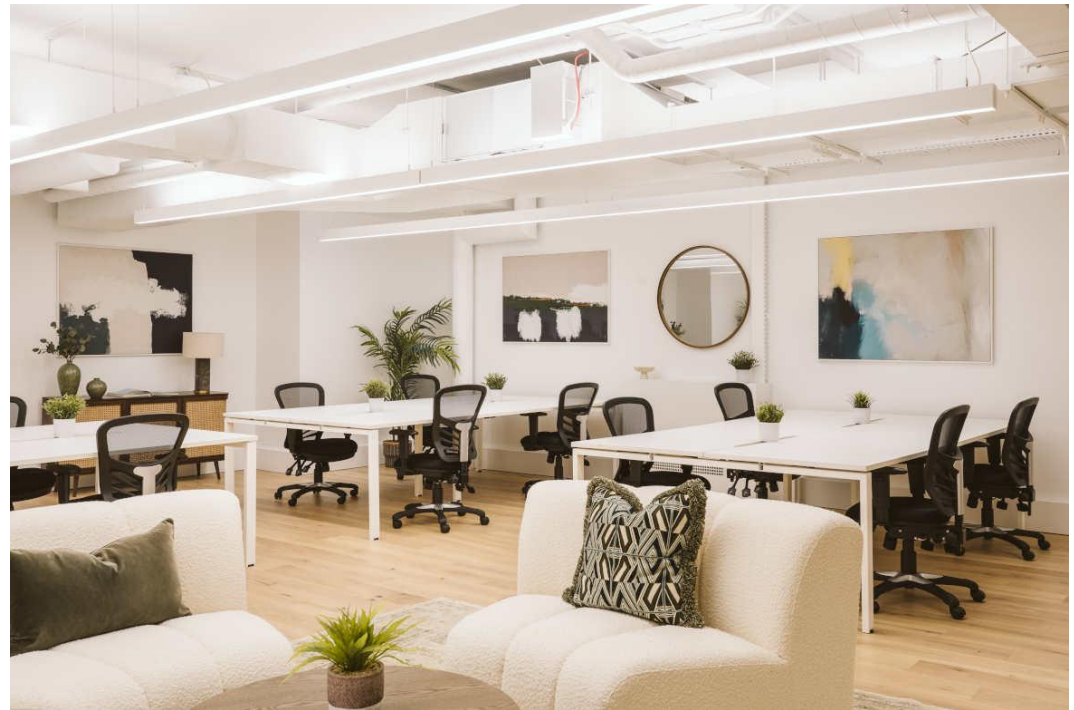
## LOCATION

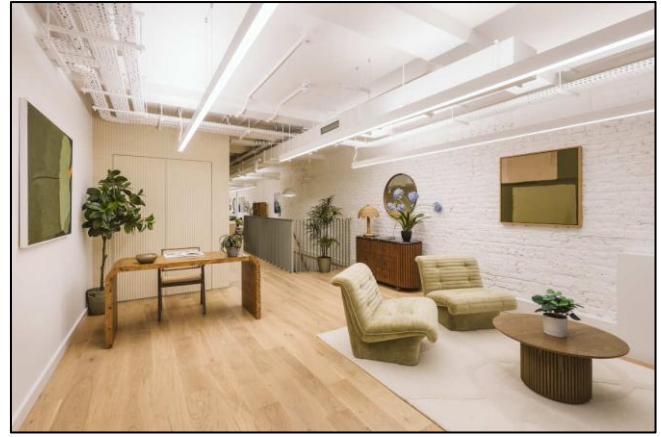
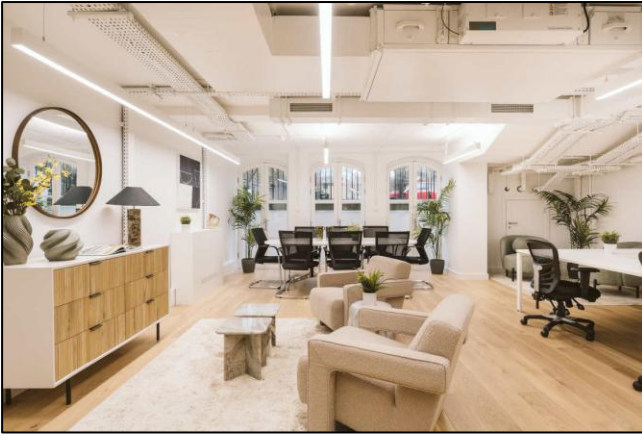
Superbly located in the heart of Farringdon, 18 Clerkenwell Close is nestled between creativity and culture. Known for its vibrant atmosphere, the neighbourhood boasts a wealth of food and beverage amenities and excellent connectivity across London and beyond.

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 that can be taken fully fitted or as a blank canvas.

## 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

Furniture is hired for staging / marketing purposes and is available by separate arrangement.

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	1,323	122.9
L. Ground	758	70.4
<b>Total</b>	<b>2,081</b>	<b>193.3</b>

## LEASE

A new lease is available direct from the freeholder for a term by arrangement.

## RENT

Per Annum	Per sq. ft.
£115,000	£55.26

## SERVICE CHARGE

Estimated service charge payable:

Per Annum	Per sq. ft.
£31,215	£15.00

## BUSINESS RATES

Estimated business rates payable for 2026/27:

Per Annum	Per sq. ft.
£52,000	£25.00

## TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£198,215	£16,518

## VAT

The property is elected for VAT.

## MANAGED OFFERING

The space is also available on a fully managed basis at £20,000 pcm / £115 psf.

## PLEASE CONTACT

ANTON PAGE 020 7336 1313

Finn Ledwidge  
[fledwidge@antonpage.com](mailto:fledwidge@antonpage.com)

Harrison Turner  
[hturner@antonpage.com](mailto:hturner@antonpage.com)

ELLIS BROWN 020 3745 0060