

1,184-4,798 SQ FT
OFFICES TO LET

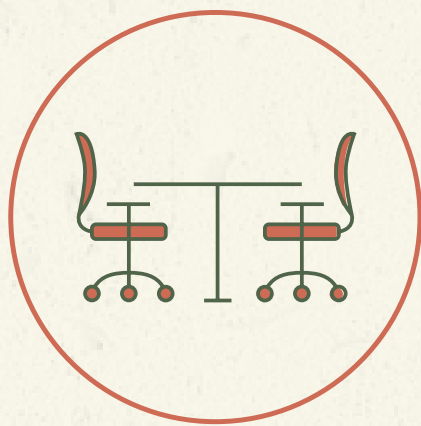
EIGHTY
CLERKENWELL ROAD
LONDON EC1

AN ICONIC CLERKENWELL LANDMARK

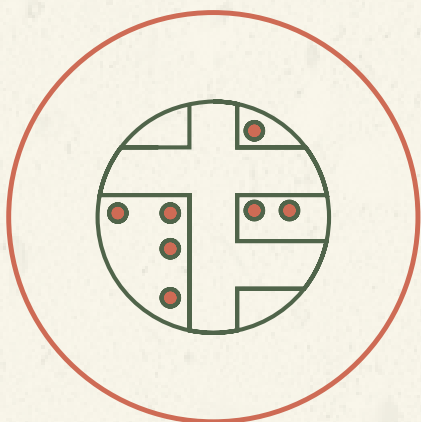
Eighty Clerkenwell Road is a landmark corner building, offering newly refurbished and fully fitted office space across three upper floors. A contemporary reception creates a strong first impression, complemented by upgraded end-of-journey showers and bike storage.



THE BUILDING



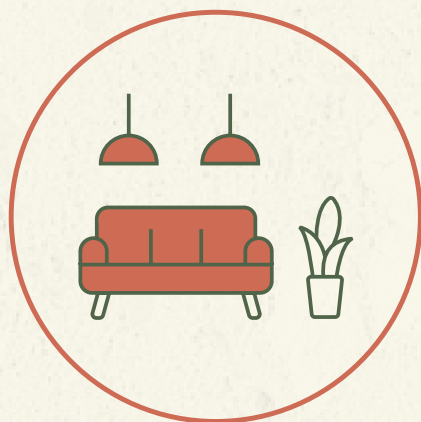
FULLY FITTED &
CAT A OPTIONS



PRIME CLERKENWELL
LOCATION



STYLISH WAREHOUSE
BUILDING



IMPRESSIVE
RECEPTION





FIFTH FLOOR TERRACE



THE BUILDING

THIRD FLOOR BREAKOUT SPACE



STYLISH FINISHES WITH ATTENTION TO DETAIL



Each office floor has been thoughtfully refurbished to provide bright, open-plan workspace with excellent natural light. The newly fitted floors have been designed to suit evolving business needs. The fifth floor benefits from a spacious private terrace, offering iconic views across Clerkenwell and beyond.

THE SPECIFICATION

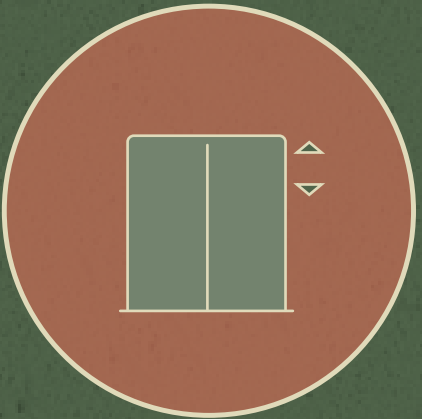
SPECIFICATION



NEWLY
REFURBISHED
WORKSPACE



WRAP AROUND
ROOF TERRACE
(5TH FLOOR)



PASSENGER
LIFT



18 x BIKE
RACKS



SHOWER
FACILITIES &
16 LOCKERS



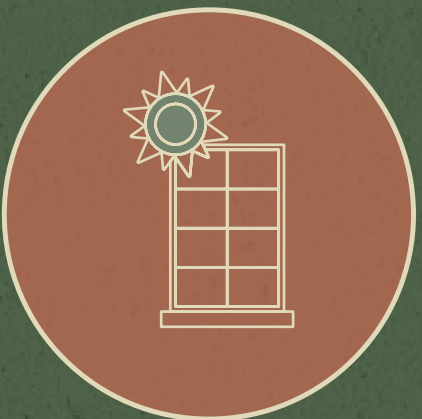
TIMBER
FLOORING



AIR
CONDITIONING



LED
LIGHTING



CORNER ASPECT
WITH EXCELLENT
NATURAL LIGHT

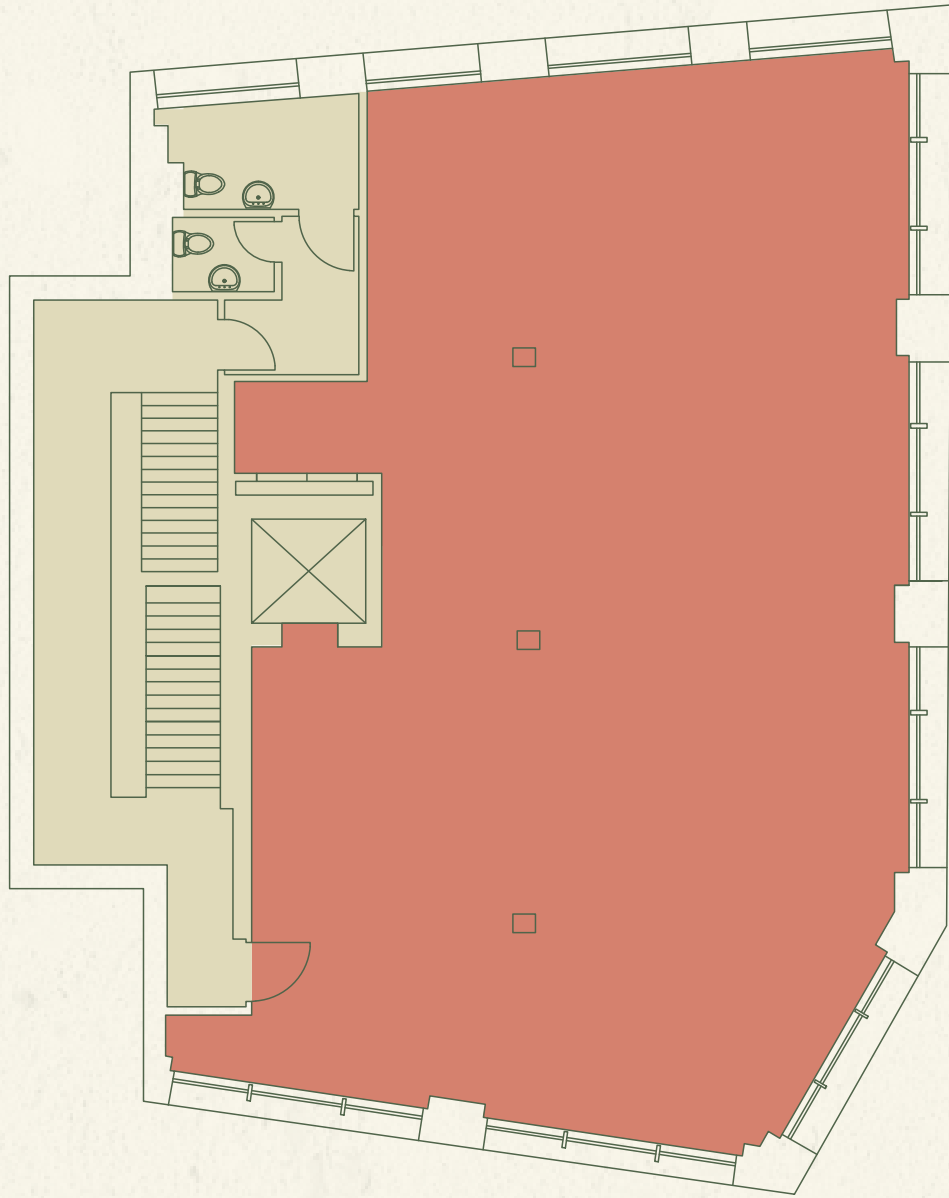
THIRD FLOOR OFFICE



FULLY FITTED FLEXIBLE SPACES

FLOOR	CONDITION	SQ FT	SQ M
FIFTH	FULLY FITTED	1,184	110
THIRD	FULLY FITTED	1,751	163
SECOND	CAT A	1,863	173
TOTAL	TOTAL	4,798	446

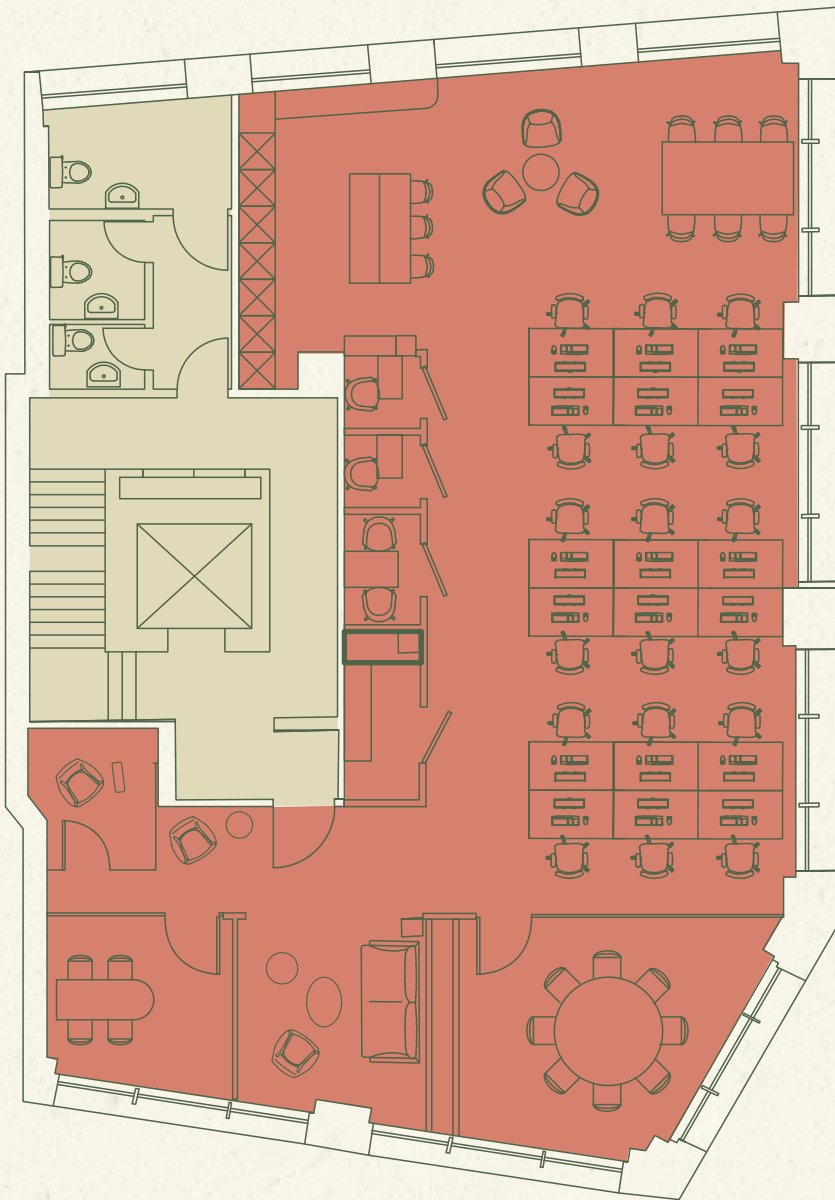
SECOND FLOOR
1,863 SQ FT / 173 SQ M



CLERKENWELL ROAD

THIRD FLOOR
1,751 SQ FT / 163 SQ M

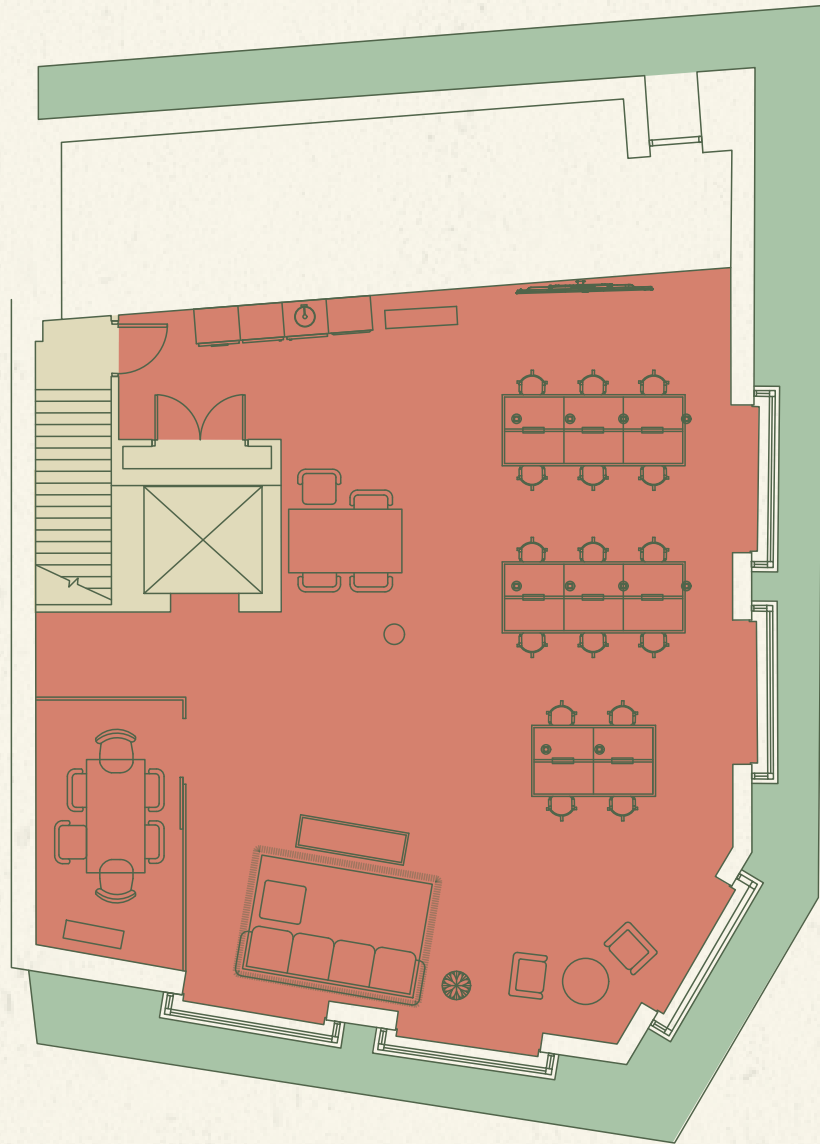
Open plan desks	18
Meeting rooms	03
Phone booths	03



CLERKENWELL ROAD

FIFTH FLOOR
1,184 SQ FT / 110 SQ M

Open plan desks	16
Meeting room	01



CLERKENWELL ROAD



FLOOR PLAN NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

● OFFICE ● CORE ● TERRACE



THIRD FLOOR KITCHEN



FIFTH FLOOR MEETING ROOM

AN INSPIRING LOCATION AND VIBRANT LIFESTYLE

LOCAL AREA

- 01 BRUTTO
- 02 CLERKENWELL & SOCIAL
- 03 THE ZETTER
- 04 CLERKENWELL GREEN
- 05 LUCA



THE LOCATION



02



03



04



05

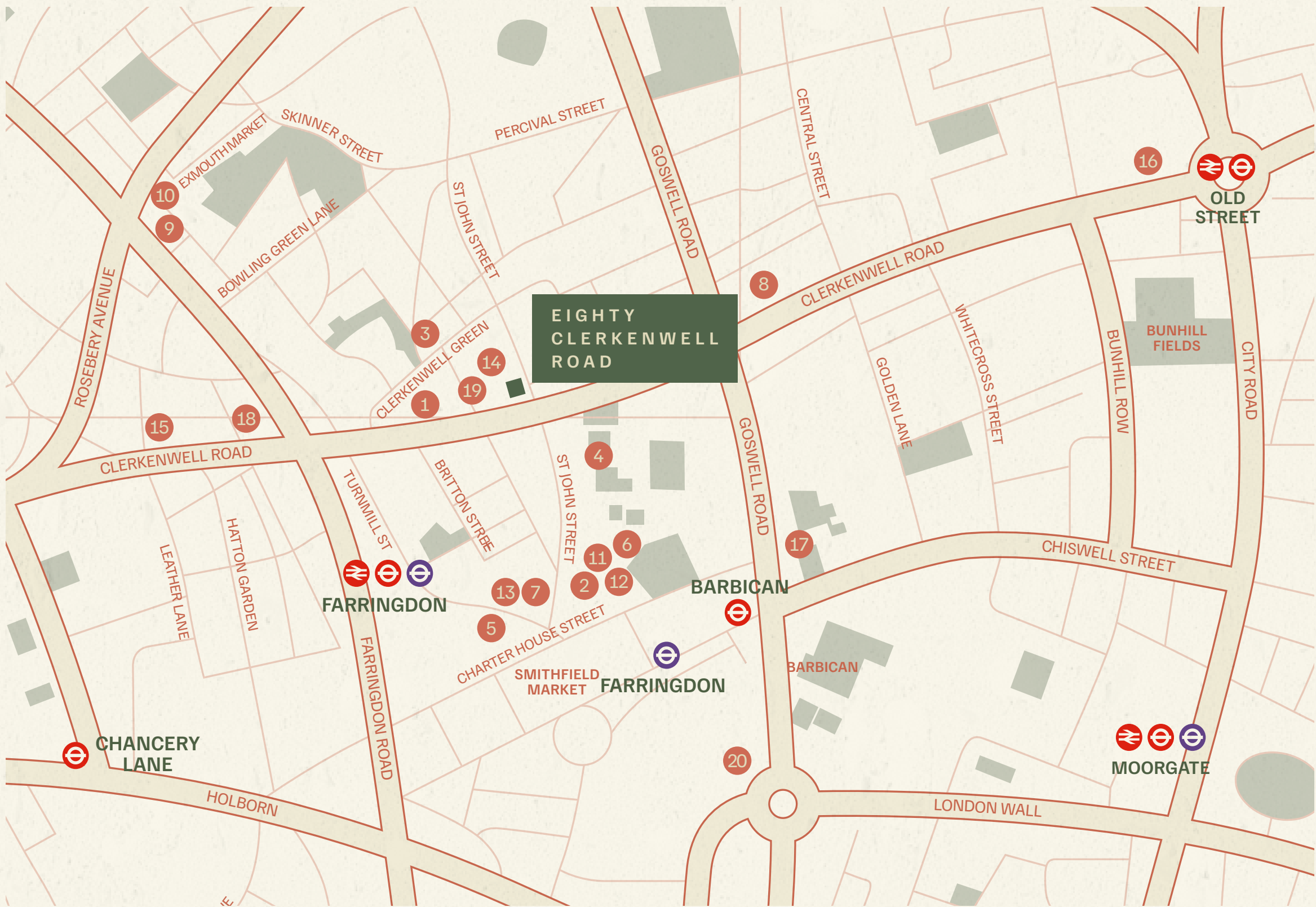
Positioned at the junction of Clerkenwell Road and St John Street, the building sits in the heart of one of London's most dynamic neighbourhoods. Clerkenwell is home to leading creative, media, and technology companies, alongside a wealth of cafés, restaurants, green spaces and design showrooms.

THE SHAPE OF BUSINESS IN CLERKENWELL

The building benefits from excellent transport links, with Farringdon Station just a short walk away. The Elizabeth Line, Thameslink, and London Underground provide rapid connections across London and beyond, making Clerkenwell one of the city’s best-connected locations.



THE CONNECTIVITY



RESTAURANTS & BARS

- 1. Sessions Arts Club
- 2. St John
- 3. Granger + Co
- 4. Luca
- 5. Brutto
- 6. Le Café Du Marché
- 7. Vinoteca
- 8. Fare
- 9. The Quality Chop House
- 10. Caravan

HOTELS & GYMS

- 11. Malmaison
- 12. The Fox & Anchor
- 13. The Rookery
- 14. The Zetter Hotel
- 15. The Clerk & Well
- 16. Gymbox
- 17. Nuffield Health
- 18. PureGym
- 19. Yotel
- 20. Virgin Active

STATION WALK TIMES



From the building. Source: TfL.

FURTHER INFORMATION

TERMS

Upon application.

VIEWINGS

Strictly through the joint sole letting agents:

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