

16 TO 17

# CLERKENWELL CLOSE

EC1

SELF-CONTAINED HQ BUILDING  
20,162 SQ FT AVAILABLE



16-17 CLERKENWELL CLOSE

**A bold and characterful warehouse style office building, situated in a charming pocket of Farringdon**







## THE SPACE

Totalling 20,162 sq ft across the lower ground, ground and three upper floors, this striking and unique HQ building overlooks St James' Church Garden and presents an opportunity to occupy a spot in one of London's best-connected areas.

Spacious, palatable floorplates, dual aspect windows and end of trip facilities all contribute to this fantastic building's presence.



CGI indicative only.

Space to make your mark







ROOF TERRACE

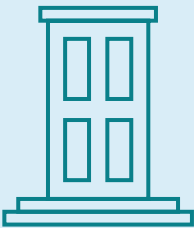
# Serenity in the city



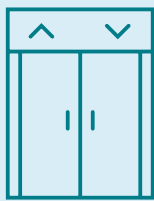
A fantastic possibility to create a bespoke roof garden comprising space for wellness activities whilst benefiting from panoramic views of The City and St James' Church Garden.

AMENITY

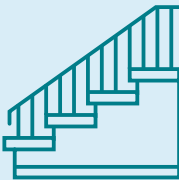
# Everything you need for your business to flow



Self-contained HQ Opportunity



Passenger Lift



Characterful Features



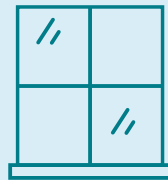
Cycle Storage



CAT A Contributions available (subject to negotiation)



Air Conditioning



Dual Aspect



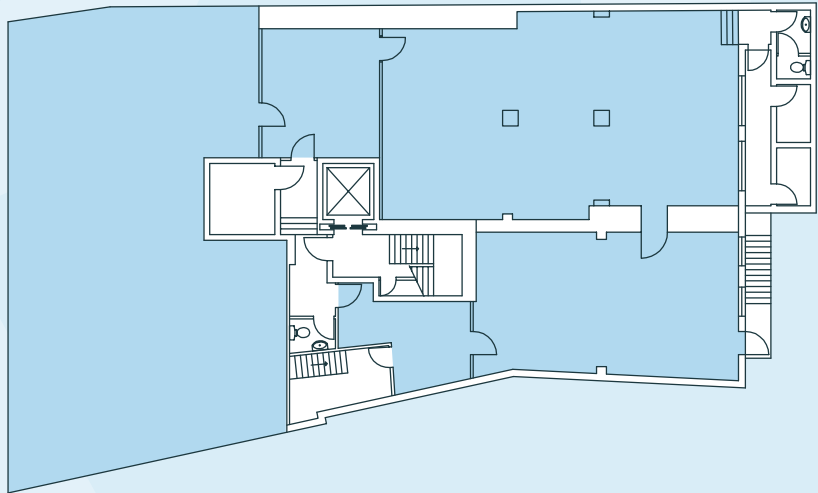
EPC B

ACCOMMODATION

# Schedule of Areas

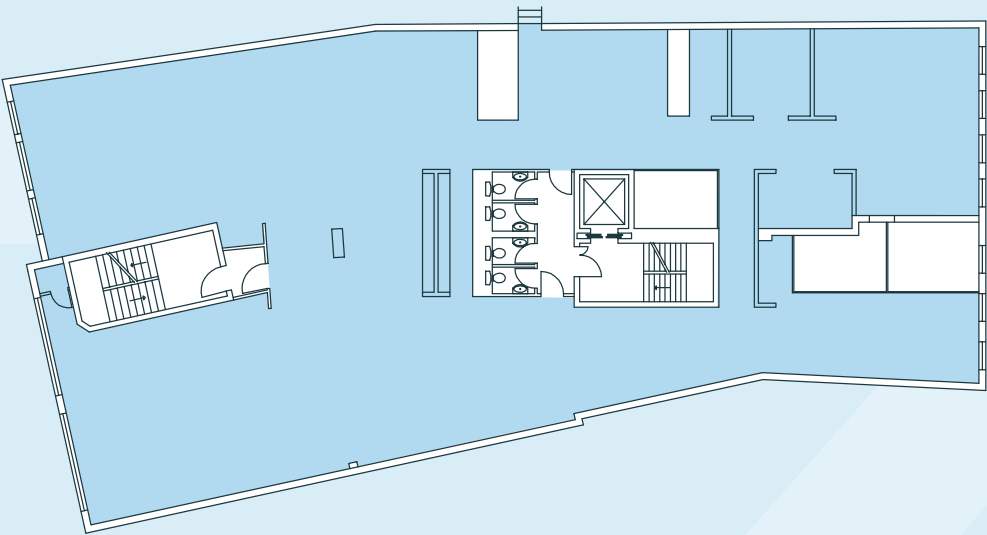
FLOORS	NIA (SQ FT)	NIA (SQ M)
Third	4,263	396
Second	4,424	411
First	4,435	412
Ground	5,167	480
Lower Ground	1,873	174
Total	20,162	1,873

LOWER GROUND

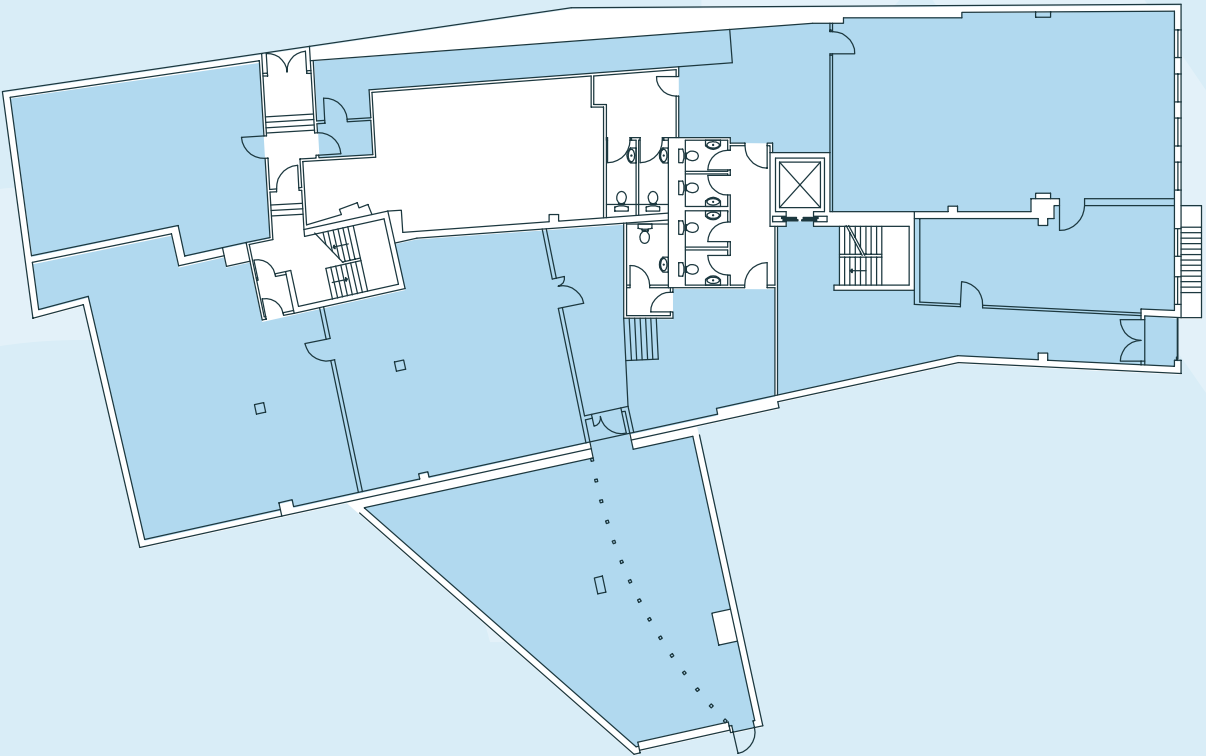


TYPICAL UPPER (2ND)

NOT TO SCALE. INDICATIVE ONLY.



GROUND



CLERKENWELL CLOSE



ACCOMMODATION

Fitted Plan

NOT TO SCALE. INDICATIVE ONLY.







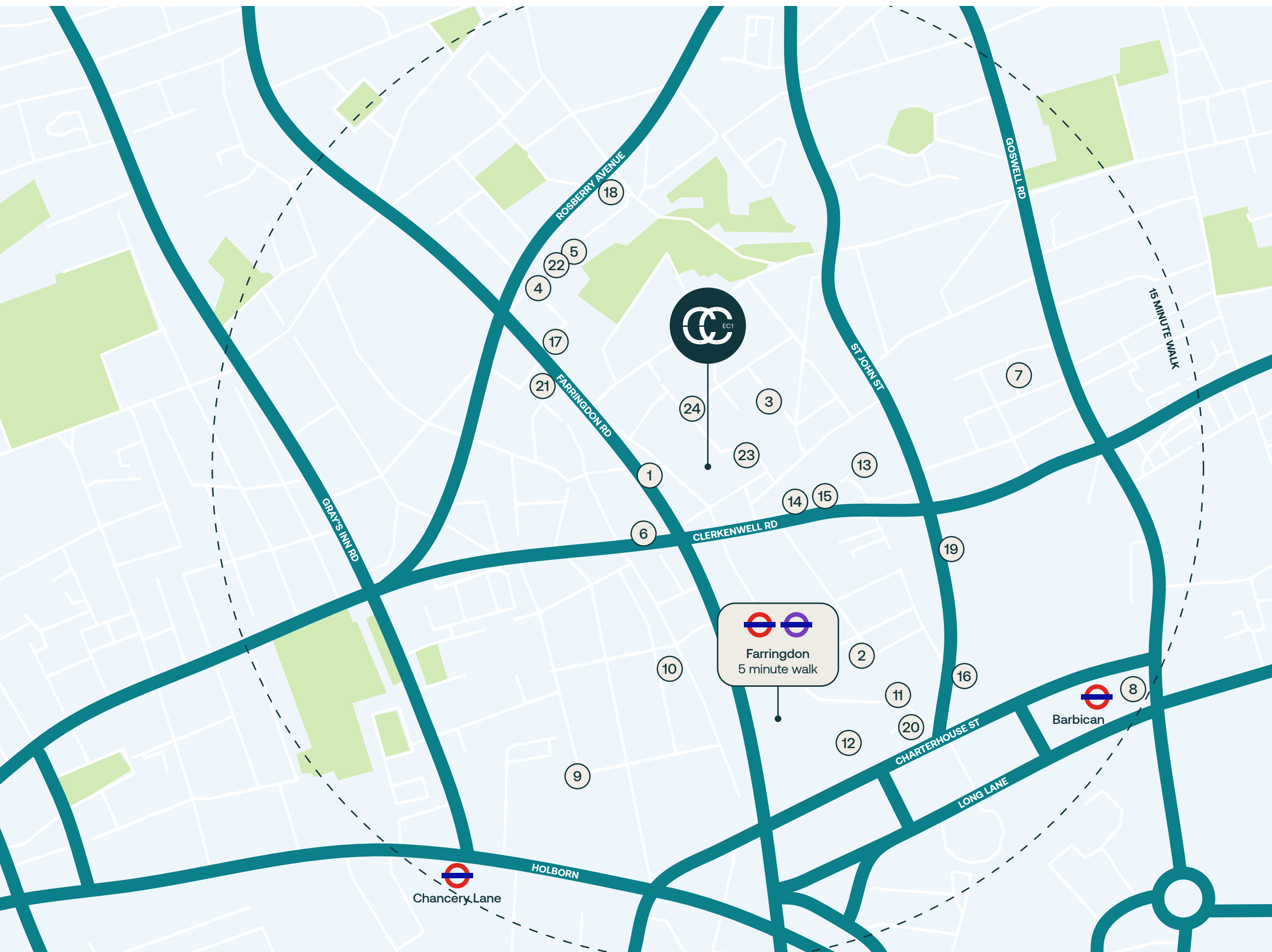
Superbly located in the heart of Farringdon, 16-17 Clerkenwell Close is nestled in a hub of creativity and culture. Known for its rich industrial past, vibrant design scene and trendy bars and restaurants. The property is only a stones throw away from popular haunts around Clerkenwell Green, including Exmouth Market.

## LOCAL AREA

# One of the capital's most vibrant sub-markets







## LOCAL AMENITIES

# Everything is on your doorstep

### COFFEE

1. FWD:Coffee
2. Bench
3. Clerkenwell Kiosk
4. Caravan
5. GAIL's Bakery

### WELLNESS

6. PureGym
7. Drakes Gym
8. Nuffield Health Barbican
9. GymBox
10. Ten Health & Fitness  
Hatton Garden

### HOTELS

11. Malmasion London
12. The Rookery
13. The Zetter Clerkenwell
14. YOTEL London City
15. Marrable's Hotel

### RESTAURANT:

16. St John
17. Quality Chop House
18. Morchella
19. Luca
20. Brutto

### PUBS:

21. The Eagle
22. Exmouth Arms
23. The Crown Tavern
24. The Horseshoe

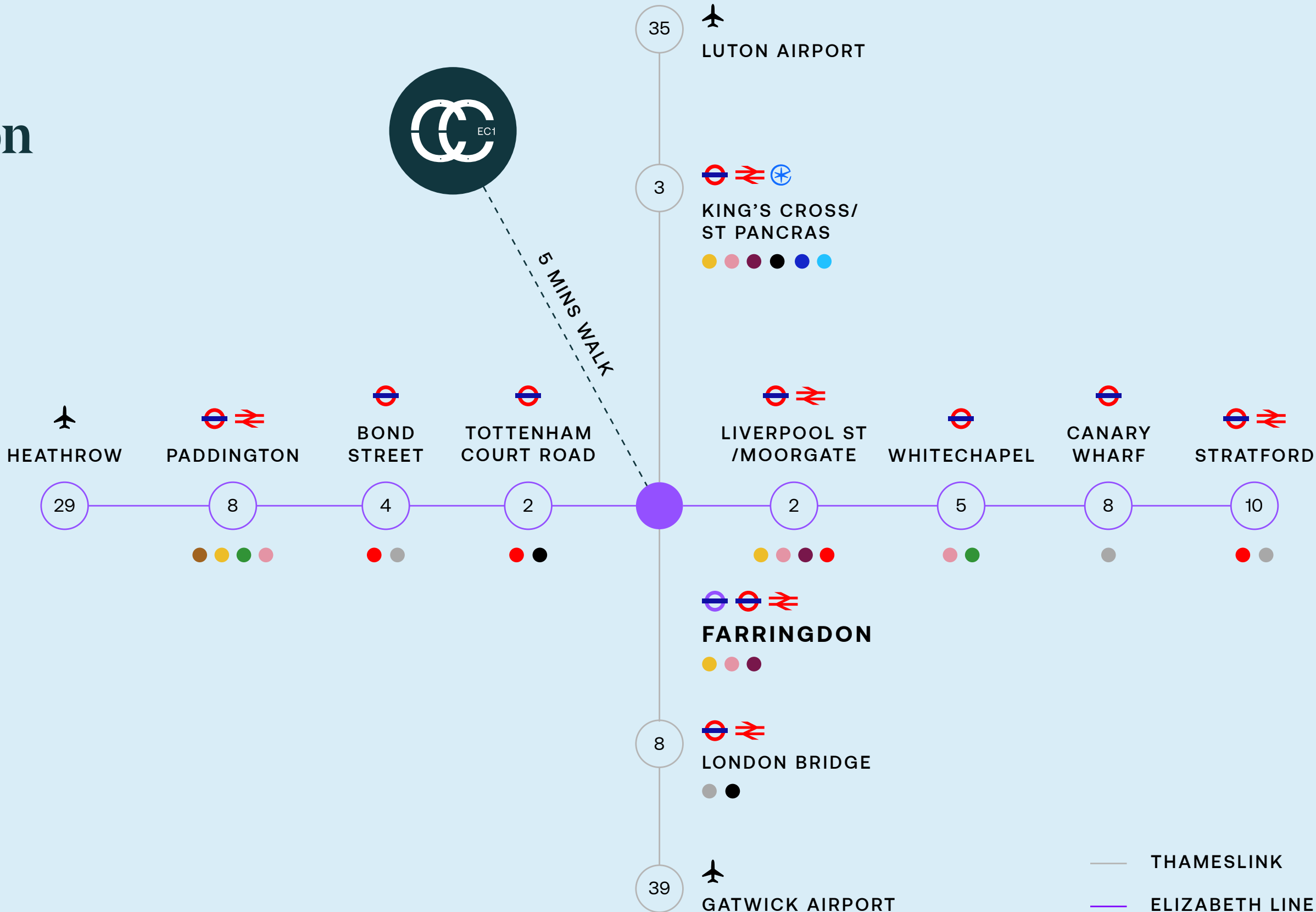


CONNECTIVITY

# A short 5 minute walk from Farringdon Station

BY FOOT 🚶	TIME
Farringdon Station	5 mins
Barbican Station	14 mins
London Liverpool Street Station	30 mins
King's Cross St Pancras Station	21 mins
Tottenham Court Road Station	32 mins
London Bridge Station	44 mins

CYCLING 🚲	TIME
Farringdon Station	3 mins
Barbican Station	4 mins
London Liverpool Street Station	8 mins
King's Cross St Pancras Station	9 mins
Tottenham Court Road Station	12 mins
London Bridge Station	12 mins





CONTACT

For further information or to arrange a viewing, please contact the sole joint lettings agents:

**Adam Noble**  
07980 991 217  
adam@susskind.london

**Elle Whayman**  
07791 785 253  
elle@susskind.london

**Robert Rooney**  
07469 403 225  
robert.rooney@rrealestate.bnpparibas

**Ben Rainbow**  
07909 487 189  
ben.rainbow@realestate.bnpparibas

Susskind.



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