

**fisher
german**

16 Bowling Green Lane

Clerkenwell
London, EC1R 0BD

Leasehold | Offices

1,709 Sq.ft (159 Sq.m)



To Let | £69.50 (per sq ft pa excl)



Key information



Rent

£69.50 per sq ft
pa excl



Service Charge

£12.54 per sq ft
y/e December 2026



Business Rates

£18.63 per sq ft
y/e April 2027



EPC Rating

B

16 Bowling Green Lane

1,709 Sq.ft (159 Sq.m)

Description

This newly refurbished second floor office at 16 Bowling Green Lane blends modern fit out with retained character features, including wooden beams, exposed brickwork and steel columns. The accommodation is fully fitted to include 20 desks, three meeting rooms, a breakout area with soft seating, a demised kitchen and WC facilities.

Location

16 Bowling Green Lane is well positioned in the heart of Clerkenwell, a vibrant and established office location known for its mix of creative, professional and technology occupiers.

The property benefits from excellent transport connectivity, with Farringdon Station close by providing access to the Elizabeth line, Thameslink and London Underground services. Chancery Lane and Barbican stations are also within easy walking distance, offering further Central London connectivity.

Amenities



Kitchenette



Passenger
Lift



Meeting
Rooms



LED
Lighting



Comfort
Cooling



Cycle
Storage

Further information

Lease Terms

The accommodation is available to let on terms to be agreed.

Rent

£69.50 per sq ft.

Service Charge

The current service charge is £12.54 per sq ft excl.

Business Rates

Estimated at £18.63 per sq ft pa for the rating year April 2026 to April 2027. All parties are advised to make their own enquiries with the rating authority.

EPC

The EPC rating is B.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Viewings

Strictly by prior arrangement with the joint sole agents, Fisher German LLP and Knotel.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

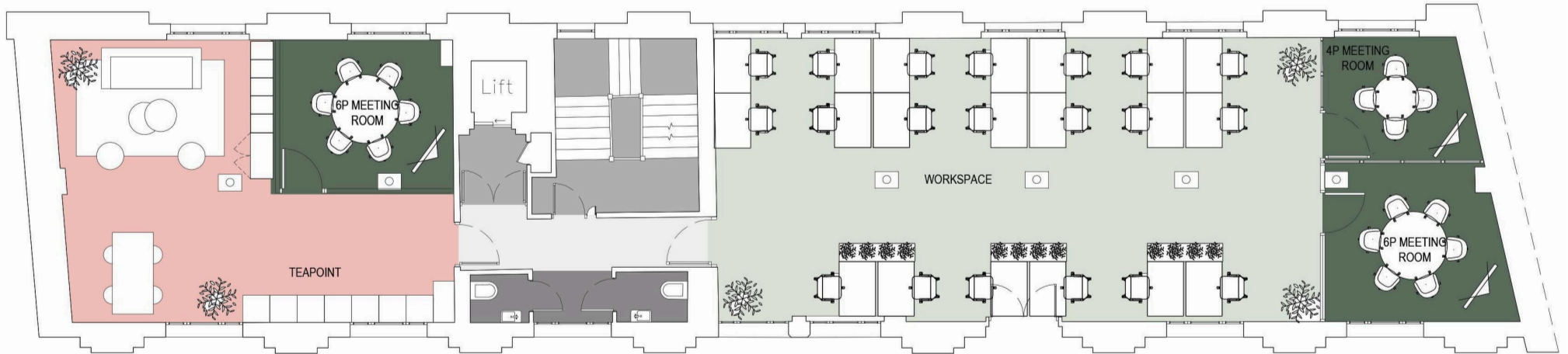
Accommodation

The approximate Net Internal Area comprises:

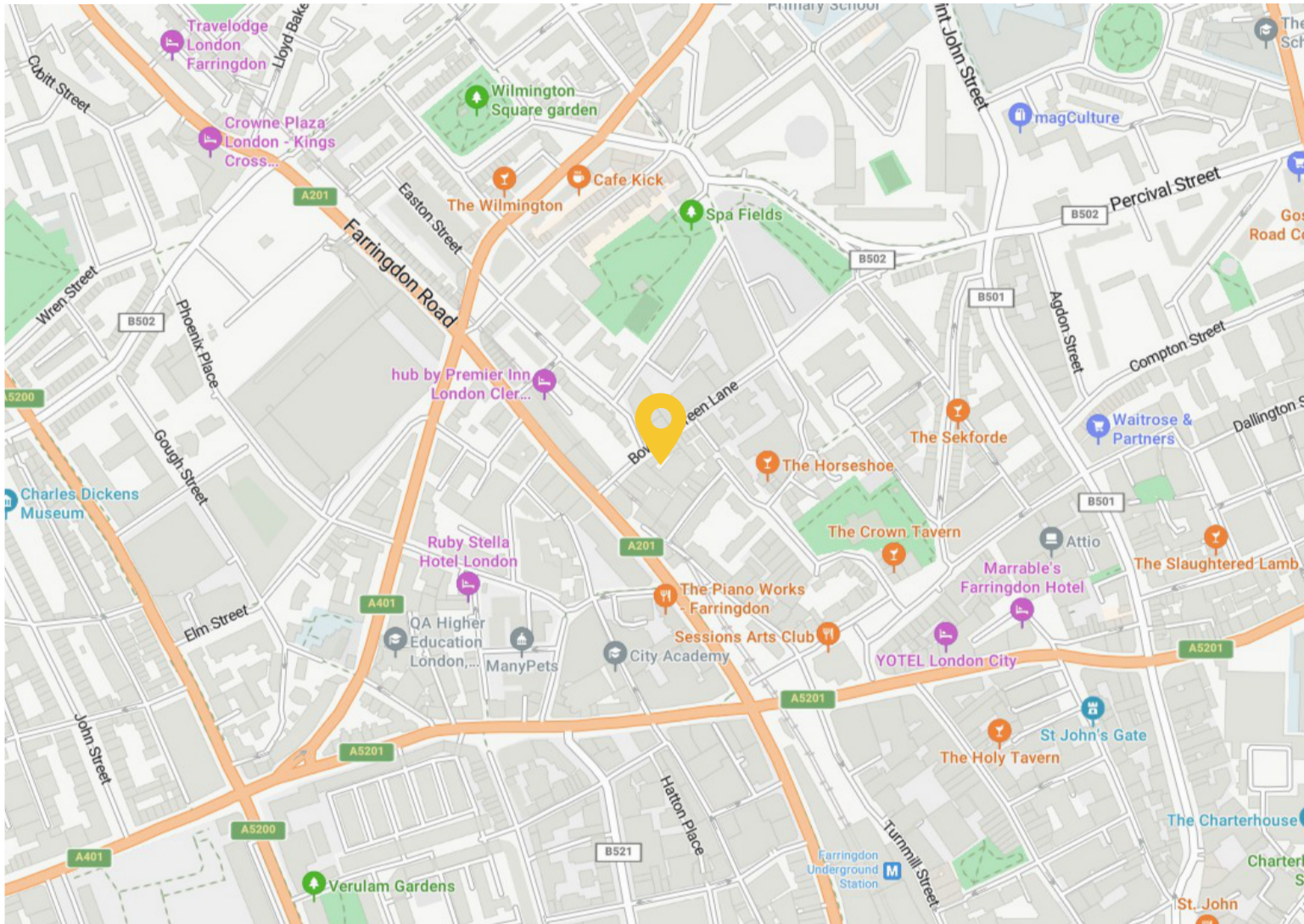
Floor	Sq.ft	Sq.m
2nd Floor	1,709	159
TOTAL	1,709	159



Floorplans



Location Map



Location

Address: 16 Bowling Green Lane,
Clerkenwell, London EC1R 0BD
What3words: ///pretty.needed.chill

Nearest Stations

Farringdon Station:
0.4 miles / 7 min walk
Chancery Lane Underground:
0.6 miles / 11 min walk
Angel Underground:
0.6 miles / 13 min walk
City Thameslink:
0.8 miles / 15 min walk

Nearest Airport

London City Airport: 9 miles

Contact us



Jessie High

0207 747 3142

jessie.high@fishergerman.co.uk



Doug Gordon

0207 747 3117

doug.gordon@fishergerman.co.uk



Tatiana Wharton

0203 780 0752

tatiana.wharton@fishergerman.co.uk



Or our joint agents: Knotel

marketing@knotel.com

<https://knotel.com/offices/london/16-bowling-green-lane>

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated May 2026. Photographs dated April 2026.



This brochure is fully recyclable