

AYLESBURY WORKS



19 Aylesbury St
Clerkenwell, EC1R 0DB

Overlooking Clerkenwell Green, this refurbished 1930s building offers sleek, refined and characterful space that's built for creative businesses. Studios have a minimalist aesthetic that mixes hard industrial surfaces with warmer natural materials and pops of vibrant colour.



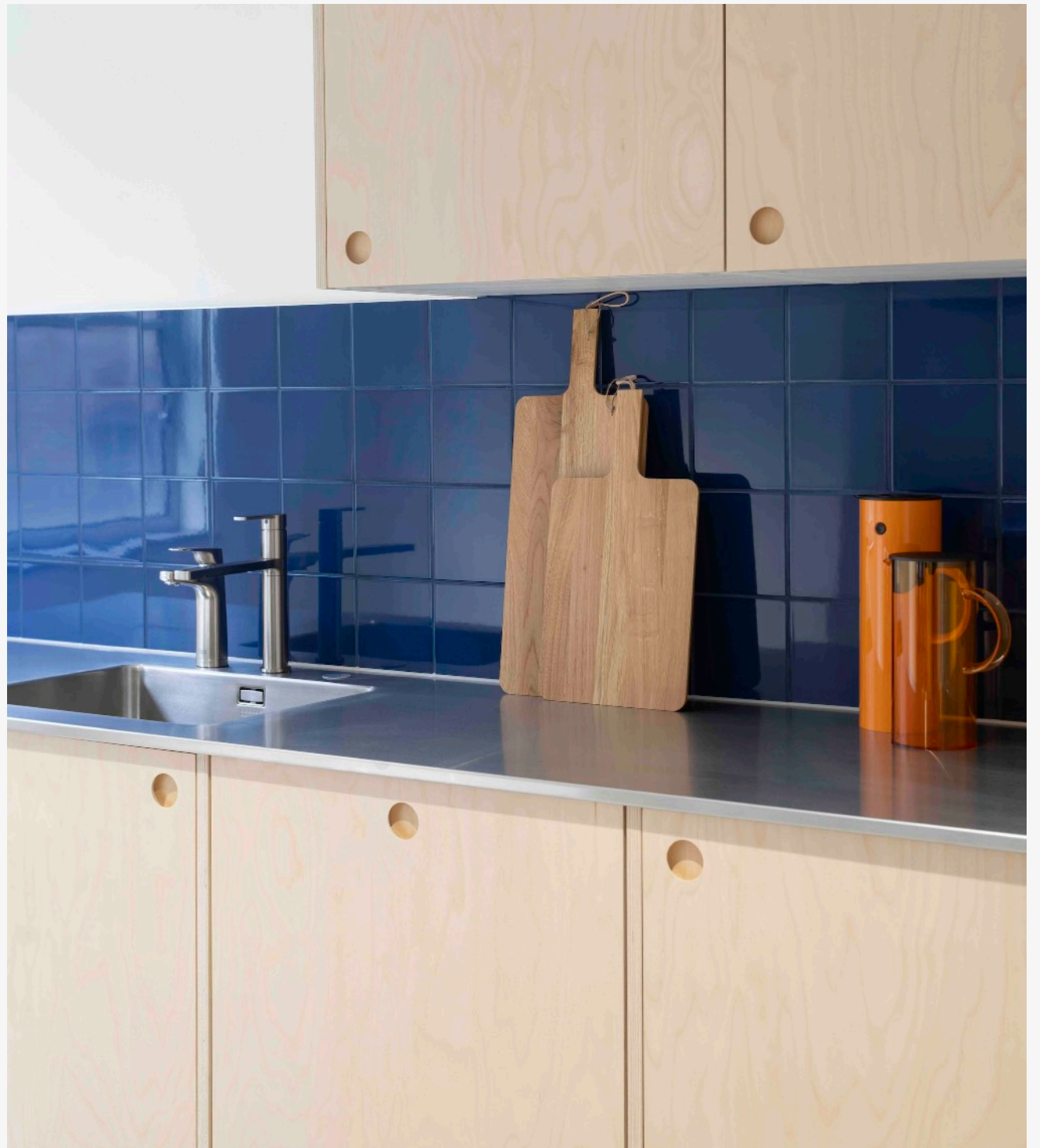
About

AYLESBURY WORKS is a timeless managed building, offering a self-contained HQ studio on every floor. Each studio features a long and narrow layout, making it easy to create distinct zones within the space.

With lifts opening directly into the offices, each unit accommodates up to 30 desks, alongside private meeting rooms and a rear-facing kitchen. These spaces are available on a fully managed basis, with Frameworks handling everything for a single, all-inclusive monthly fee.



by FRAMEWORKS
30 Berwick Street, Soho
W1F 8RH, 0203 581 5752



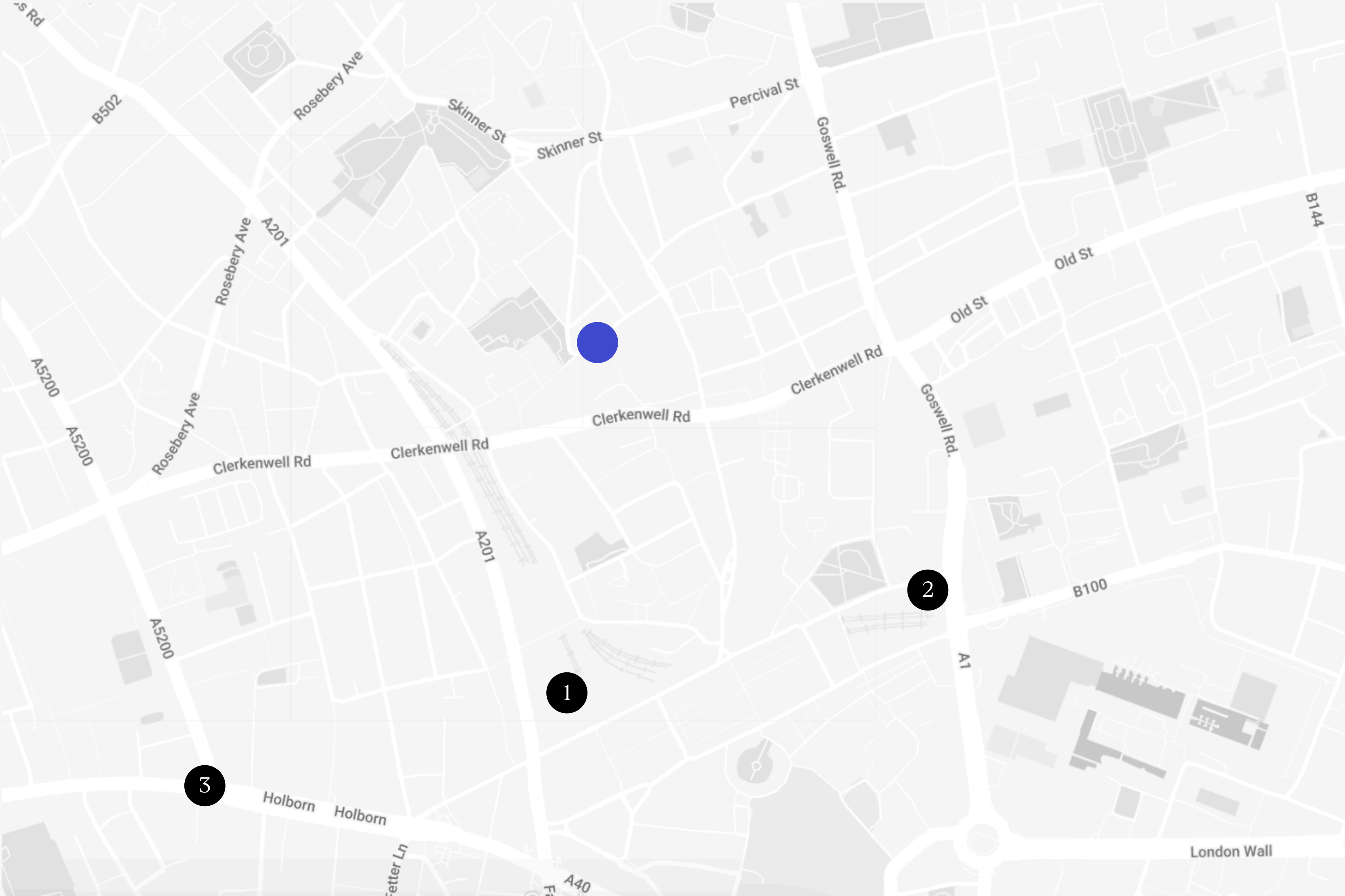
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Aylesbury Works

Location

The building is nestled in a quiet street, right in the heart of Clerkenwell. This unique enclave of London sits between the diverse districts of Old Street, Kings Cross, the West End, and the City. Its character is a blend of tradition and innovation, attracting a mosaic of innovative organisations across design, technology, media, and architecture.

- 1. Farringdon (5 mins)
- 2. Barbican (6 mins)
- 3. Chancery Lane (8 mins)



Four Studios

Studio A	1st floor	1,565 sqft	30 desks
Studio B	2nd floor	1,421 sqft	30 desks
Studio C	3rd floor	963 sqft	16 desks
Studio D	4th/5th floor	1,119 sqft	22 desks



Specification

Our Licence Agreements include a recurring monthly fee that covers the following items and spec:

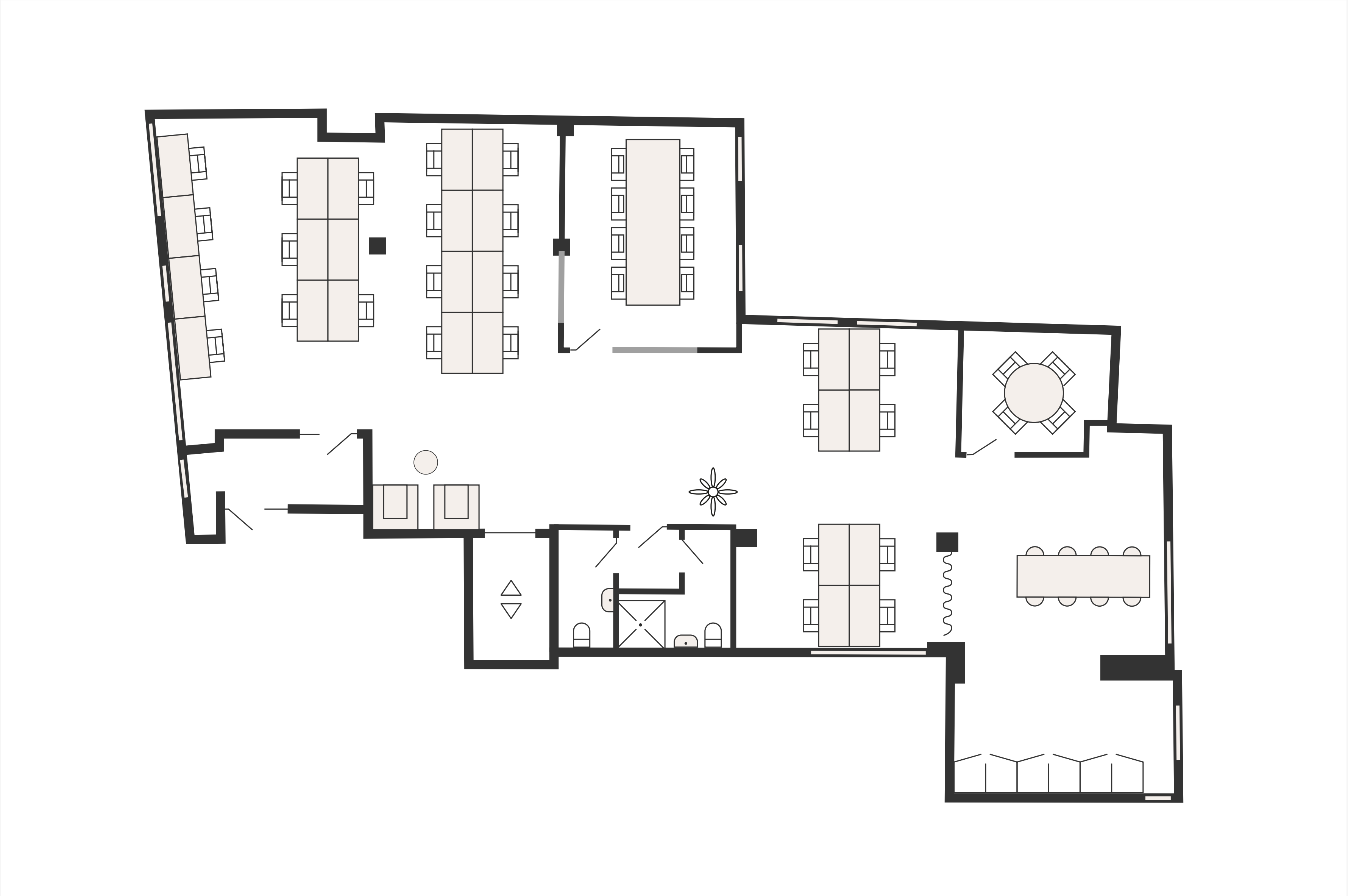
- Occupation of a spectacular self-contained dual-aspect unit with floor-to-ceiling height of up to 3.5m
- Ongoing facilities management and client services via our Operations team
- All building costs such as rent, business rates, utilities, etc.
- 🏠 Comprehensive furnishing with work-ready task areas and fully-equipped meeting, breakout and dining spaces
- ✳️ Dedicated air conditioning and air-handling system
- ☕ Fitted kitchen with a boiling/filter water tap
- 👤 Private meeting rooms and phone booths (where shown)
- 📶 Full fibre connectivity with 100MB allocated bandwidth (adjustable), ethernet provision and a dedicated cabinet
- 🕒 24/7 access via cards/fobs using a Paxton security system
- 🧹 Daily cleaning and waste management
- ♿ Communal WC, shower and bike facilities



Unit A

- Floor 1
- 1,565 sqft
- 30 desk capacity
- 2 meeting rooms

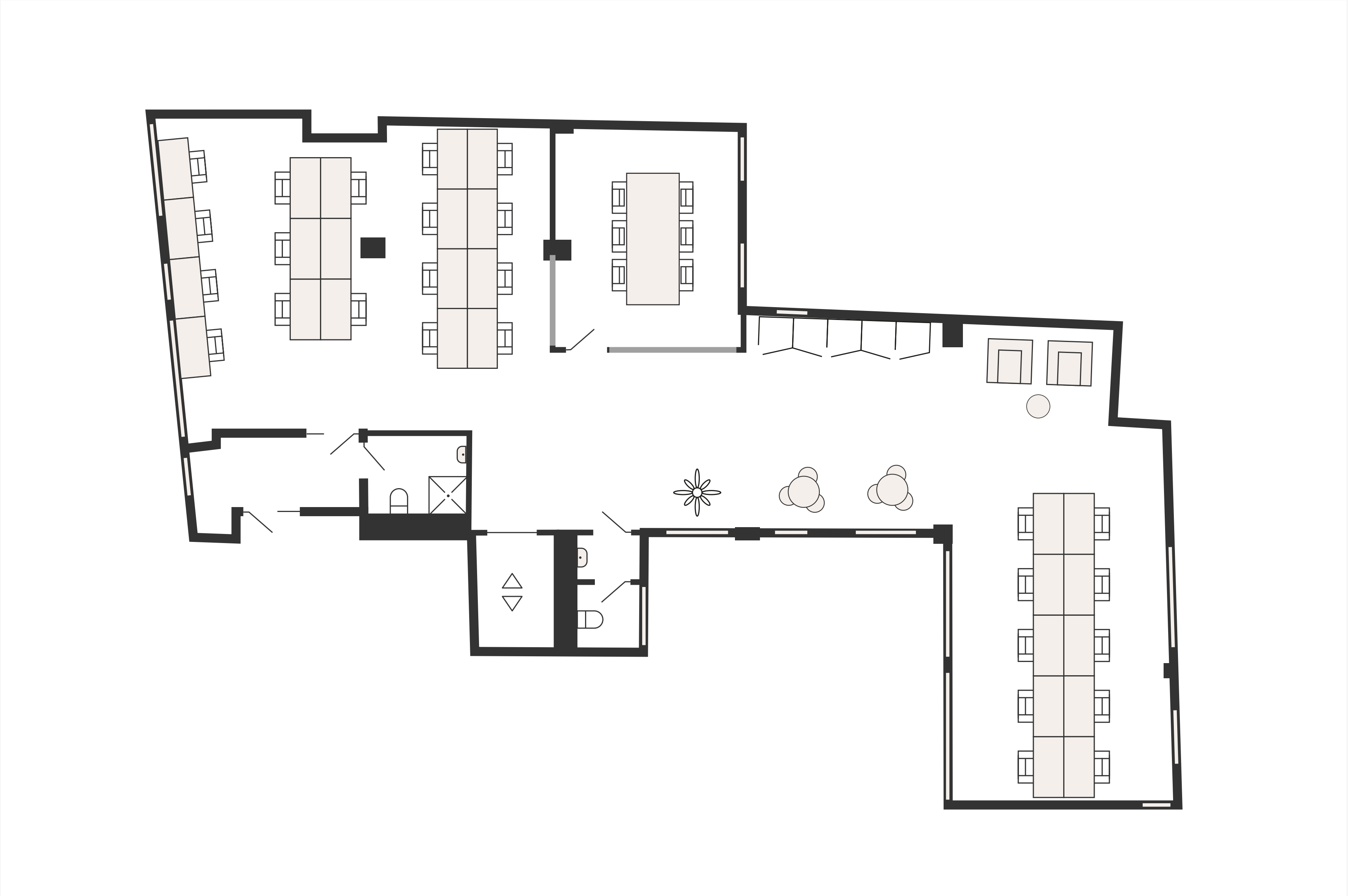
- Also included:
- Kitchen and dining space
 - Breakout space
 - Showers (private)



Unit B

- Floor 2
- 1,421 sqft
- 30 desk capacity
- 1 meeting room

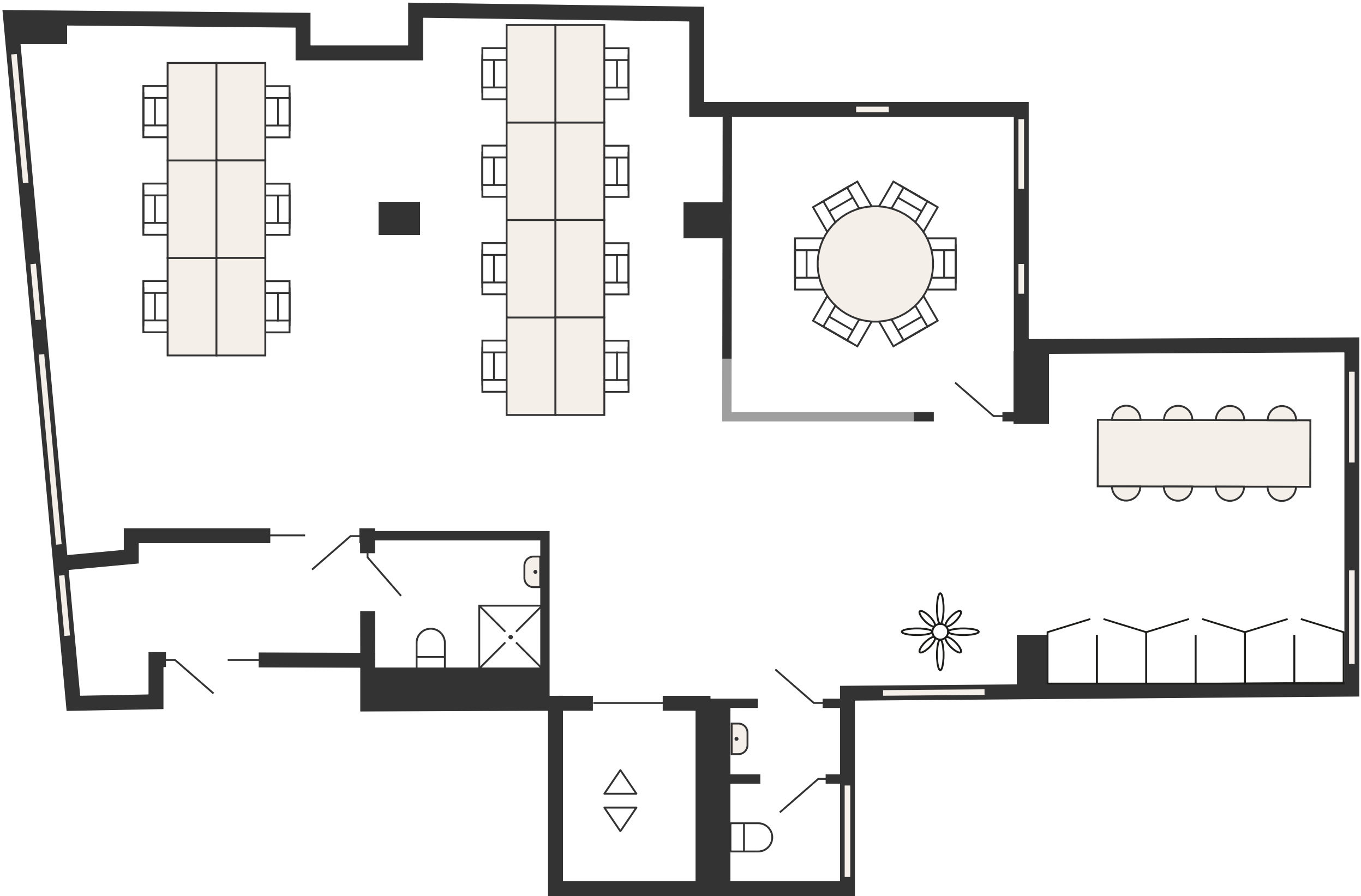
- Also included:
- Kitchen and dining space
 - Breakout space
 - Showers (private)



Unit C

- Floor 3
- 963 sqft
- 16 desk capacity
- 1 meeting room

- Also included:
- Kitchen and dining space
 - Breakout space
 - Showers



Unit D

- Floors 4 and 5
- 1,119 sqft
- 22 desk capacity
- 2 meeting rooms
- Also included:
- Private roof terrace
- Kitchen and dining space
- Breakout space
- Showers

