

Exmouth House, 3-11 Pine Street, Clerkenwell, London, EC1R 0JH

TO LET

Office / Serviced Office

5 to 62 Desks

£310 - £750 per desk

Creative Clerkenwell workspace with roof terraces, courtyard & flexible offices near Farringdon and Exmouth Market.



- Creative workspace in the heart of Clerkenwell
- Flexible fitted office and studio spaces available
- Multiple roof terraces and landscaped courtyard
- Characterful industrial-style interiors with natural light
- Meeting rooms, breakout lounges and communal areas
- On-site café, showers and cycle storage
- Business-grade connectivity and 24-hour access

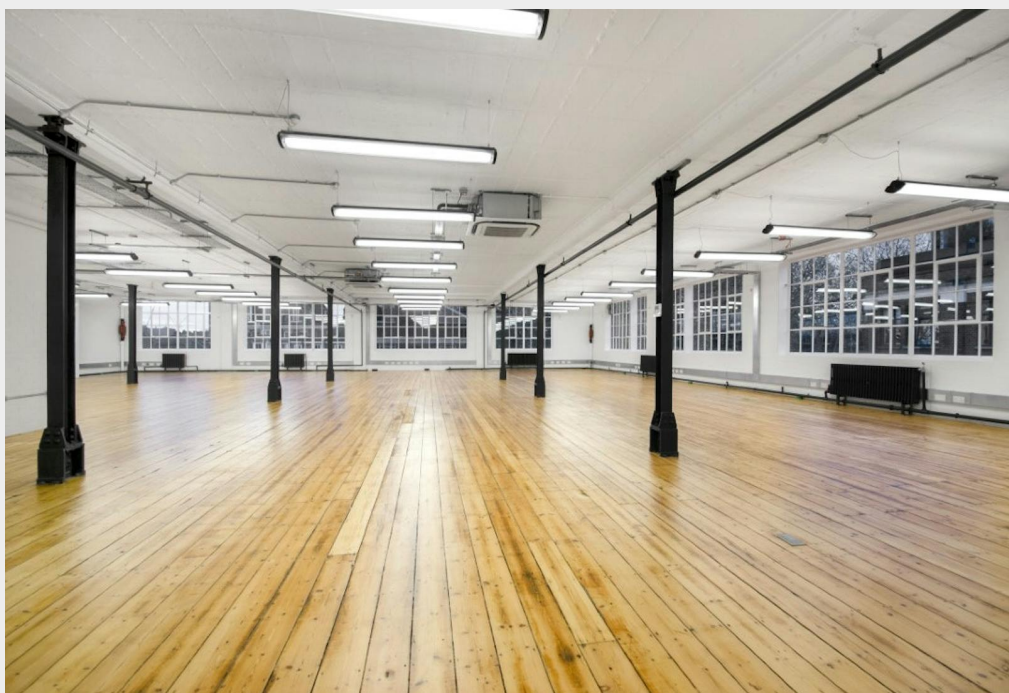


Description

Exmouth House offers creative workspace within a vibrant Clerkenwell building moments from Exmouth Market and Farringdon. Combining industrial character with contemporary finishes, the building provides flexible fitted office and studio spaces designed to support modern businesses and collaborative ways of working. Occupiers benefit from roof terraces, a landscaped courtyard, breakout lounges and meeting rooms, alongside showers, cycle storage and on-site café facilities. Flexible lease terms and strong connectivity make Exmouth House an ideal base for creative and growing businesses.

Location

Located on Pine Street in Clerkenwell, Exmouth House is within easy walking distance of Farringdon, Angel and King's Cross stations, providing excellent Underground, Elizabeth line and National Rail connectivity. The surrounding area offers a vibrant mix of cafés, restaurants, bars and creative businesses, with Exmouth Market, Clerkenwell Green and Leather Lane all nearby.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Suite - 41-62 Person Office	2,455	228.08	£22,571 /month	n/a	n/a	Available
Suite - 19-29 Person Office	1,122	104.24	£9,703 /month	n/a	n/a	Available
Suite - 19-28 Person Office	1,096	101.82	£7,878 /month	n/a	n/a	Available
Suite - 5-7 Person Office	248	23.04	£2,570 /month	n/a	n/a	Available

Availability above often shows just the smallest and largest options available at the time of writing. Various other sizes may be available, please get in touch to find out more. Availability is subject to change. Prices quoted are a guide price pcm, exclude VAT and are subject to contract.

Tenure

New Lease

EPC

Has been commissioned

VAT

Applicable

Configuration

Fitted

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did you know?

Our in-house team specialises in sourcing similar opportunities. If this option isn't quite right, or you'd like to explore further availability within the building or wider area, please get in touch using the details provided.



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