

# ELLIS BROWN

## TO LET

Prime showroom/self contained commercial opportunity in the heart of Clerkenwell on St. John's Square.

88 Clerkenwell Road, EC1M 5RJ  
2,745 sq ft



Ellis Brown  
18-20 St. John Street  
London, EC1M 4NX

T. 020 3745 0060  
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract. the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 17/02/2026

# ELLIS BROWN

TO LET

88 Clerkenwell Road, EC1M 5RJ  
2,745 sq ft

## Description

Ellis Brown are delighted to present the availability at 88 Clerkenwell Road. Prime self contained commercial space available with large glass frontage overlooking St. John's Square. Situated in a prominent converted warehouse corner building, the space benefits from excellent natural light, wood flooring and generous ceiling heights throughout. The property can be delivered fully open plan and 'white-boxed', or alternatively parts of the existing fit-out can be retained.

It would be well suited to a wide range of users such as showroom occupiers and client facing media companies.

## Location

The building occupies a landmark location in the centre of Clerkenwell's design district on Clerkenwell Road. Accessibility is unparalleled with Farringdon's Elizabeth line and various tube links less than 5 minutes' walk from the building. Occupiers benefit from a host of amenities such as one of London's most famous restaurants in St. John, as well various independent cafes and bars in close proximity.

## Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	2,745	255.02	£85	£12.03	On Application	£22,195.61	£266,347.35	Available
<b>Total</b>	<b>2,745</b>	<b>255.02</b>	<b>£85</b>	<b>£12.03</b>		<b>£22,195.61</b>	<b>£266,347.35</b>	

## Features

Large frontage onto St. John's Square  
Self contained access  
Prime Clerkenwell location  
Rare showroom opportunity  
Superb local amenities  
Excellent natural light

## EPC

On application

## Terms

On application

## VAT

On application

## Contact

**Toby Thomas**  
07494 292 759  
tthomas@ellisbrowncommercial.com

**James Taylorson**  
02037450060  
jtaylorson@ellisbrowncommercial.com

# ELLIS BROWN

TO LET

88 Clerkenwell Road, EC1M 5RJ  
2,745 sq ft

