

# 1-2 Domingo Street, Clerkenwell, London, EC1Y 0TA

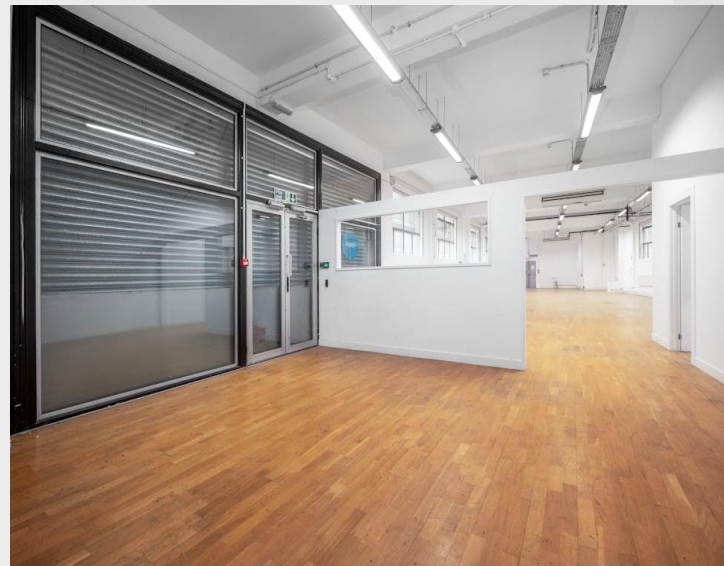
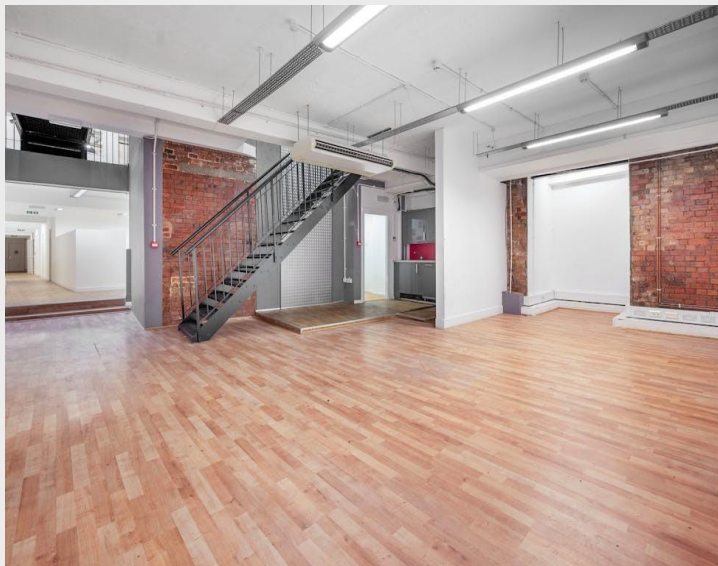
## TO LET

Gym / Light Industrial / Office /  
Showroom

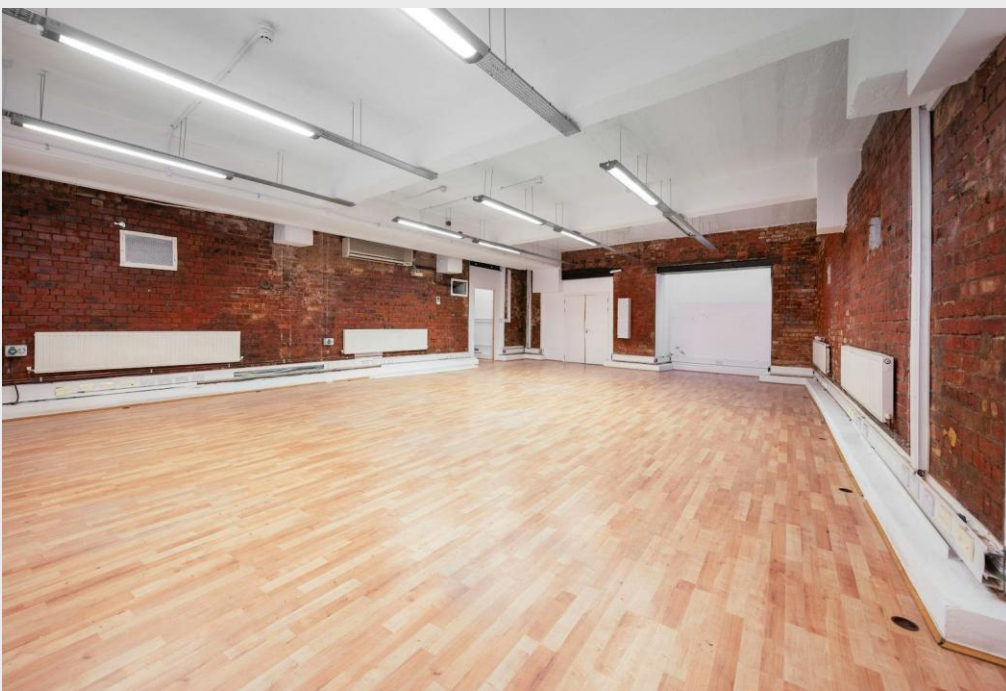
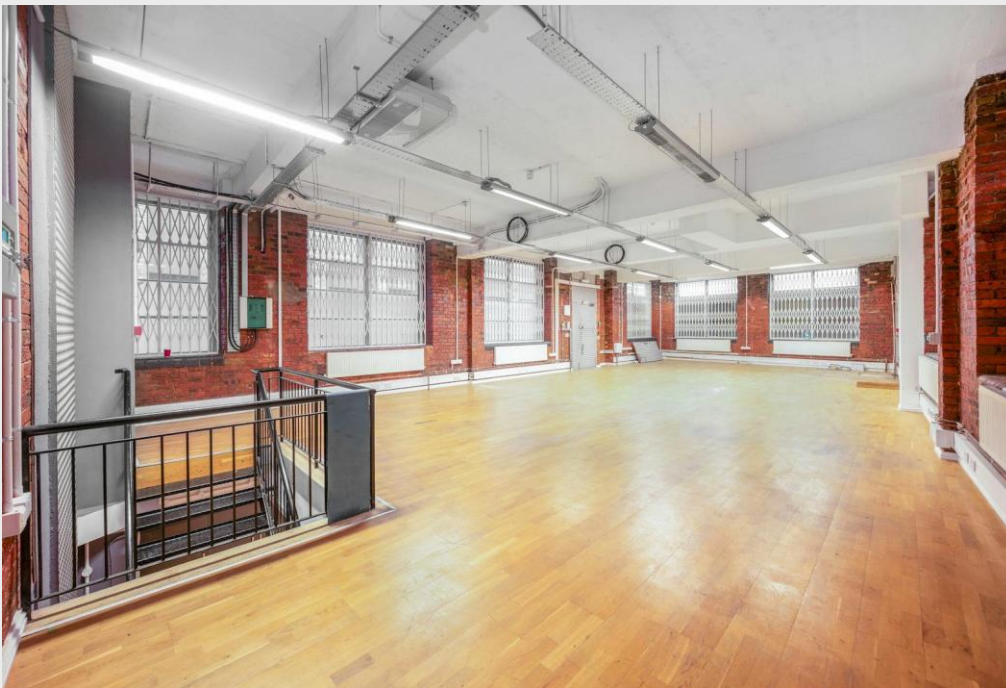
3,344 to 6,753 sq ft / 310.7 to  
627.4 sq m

£210,000 per annum

**A characterful former warehouse providing self-contained, flexible commercial accommodation suitable for a range of occupier uses**



- **Converted warehouse with exposed brickwork**
- **3.8 metre ceiling height (Ground Floor)**
- **3 phase power supply**
- **Interlinking staircase creating flow between levels**
- **Self-contained with multiple entrances**
- **Security Shutters**
- **Dedicated loading bay**

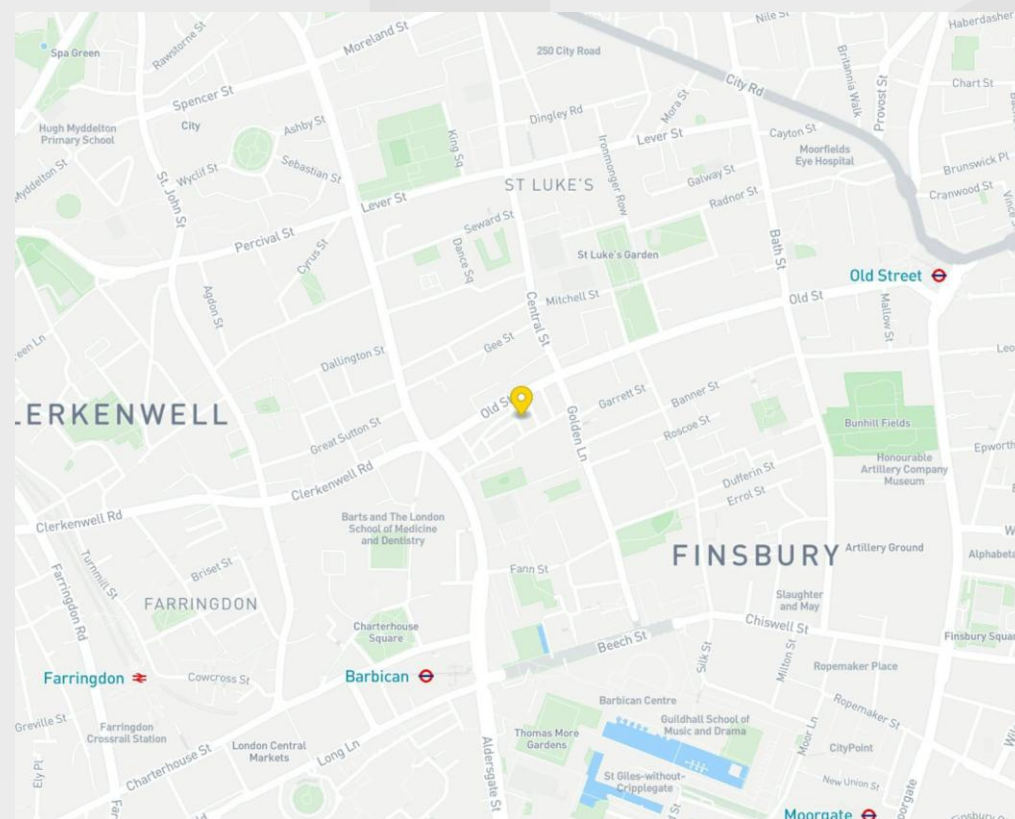


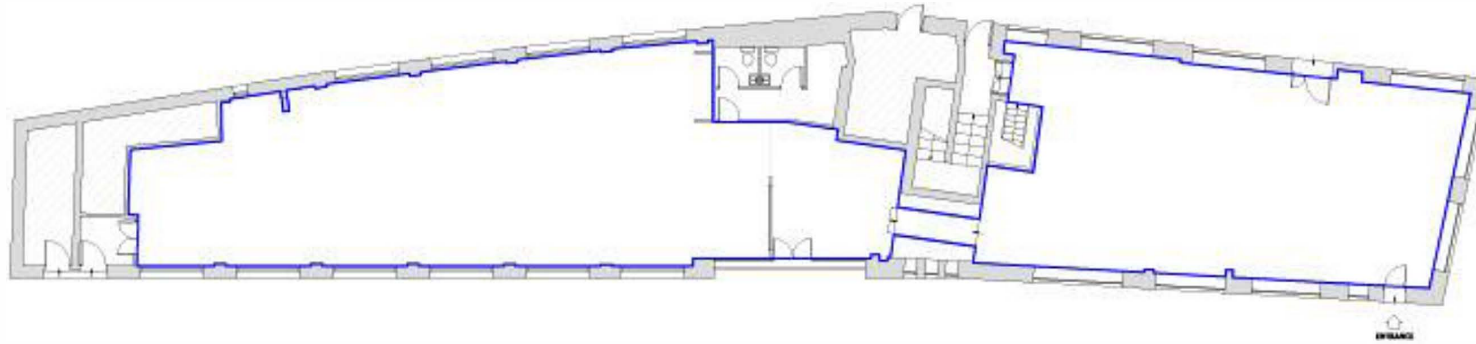
## Description

1–2 Domingo Street is a beautifully refurbished former warehouse offering a rare blend of character and flexibility. The space is currently arranged to provide open-plan office accommodation with meeting rooms and a tea point, while benefiting from adaptable floorplates that can be tailored to suit occupier requirements. Features including exposed brickwork, generous ceiling heights and a striking internal footbridge create a distinctive and inspiring environment. With a dedicated loading bay, multiple self-contained entrances, and 3.8 metre + ceiling heights, the property is well suited to a range of occupiers including creative & tech plus leisure and light industrial uses.

## Location

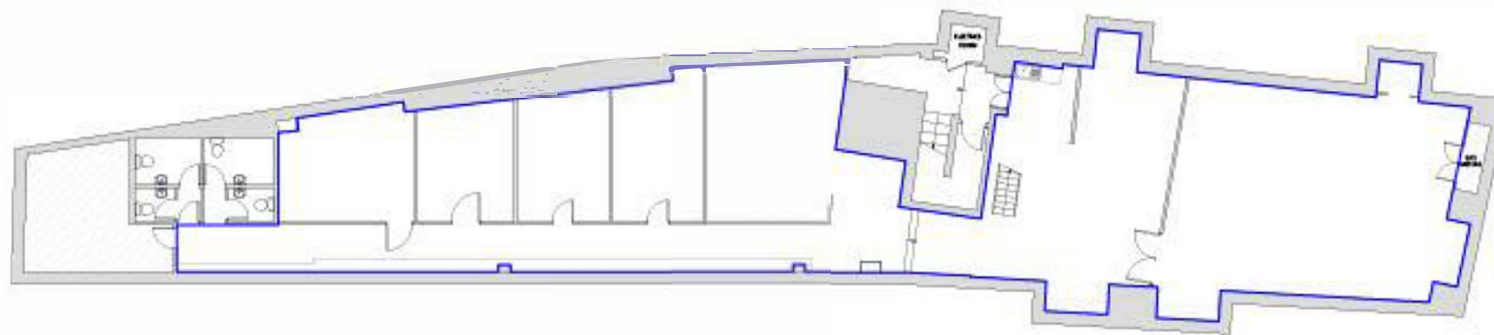
Located just off Old Street on a prominent island site, the property is within easy walking distance of Old Street (approx. 7–8 minutes), Barbican (approx. 4–5 minutes) and Farringdon (approx. 9–10 minutes), offering access to the Elizabeth Line, Thameslink and Underground services, and is moments from Clerkenwell, Tech City, and Shoreditch.





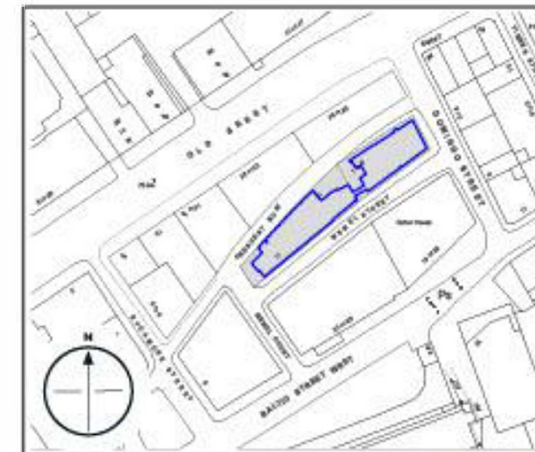
N.I.A  
316.71 Msq  
3409.03 SQft

GROUND FLOOR



N.I.A  
310.70 Msq  
3344.34 SQft

BASEMENT



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Ground	3,409	316.71	-	-	-	Available
Lower Ground	3,344	310.67	-	-	-	Available
Unit - Total	6,753	627.37	£210,000 /annum	£77,000 /annum	£13,495.44 /annum	Available

### Tenure

New Lease

### EPC

D

### VAT

Not applicable

### Configuration

Not Fitted

### Contacts

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