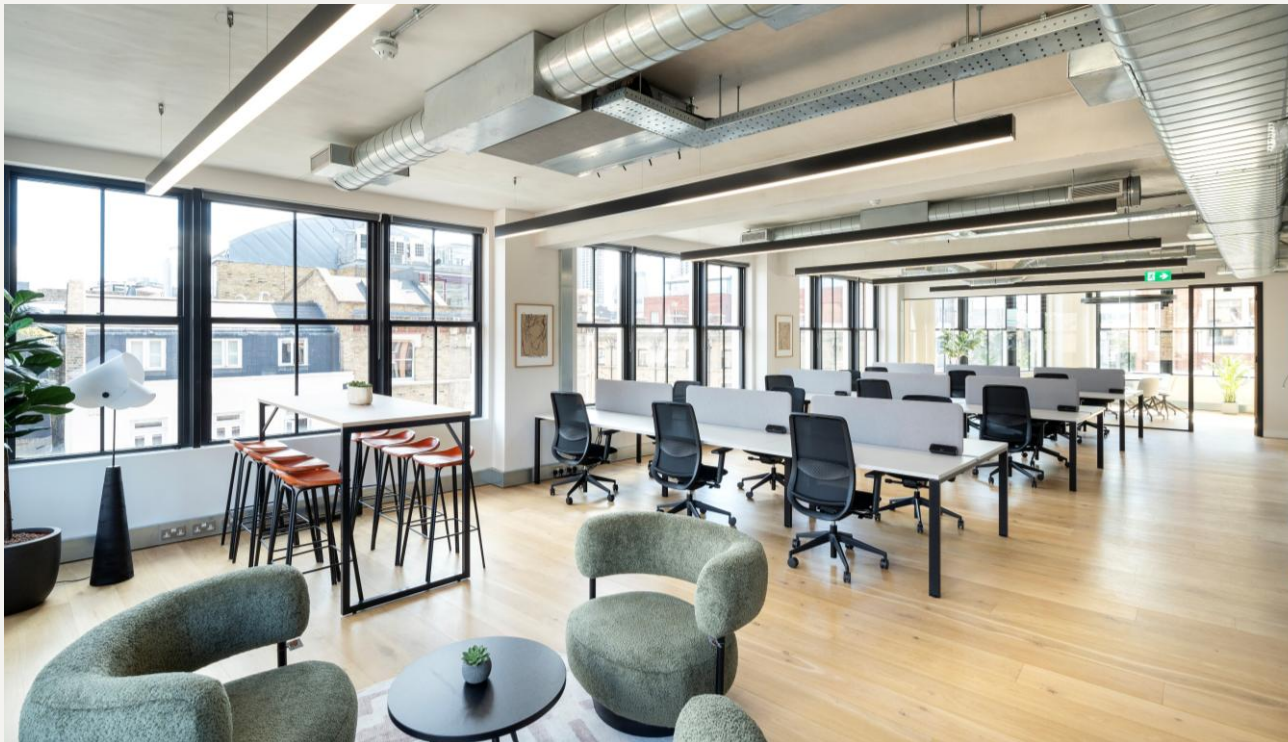


A modern office space with large windows, exposed ductwork, and contemporary furniture. The room features a lounge area with three green armchairs and a small round table, a dining area with a high table and stools, and a desk area with a black office chair. The ceiling has exposed metal ductwork and long linear light fixtures. The floor is made of light-colored wood. Large windows provide a view of a cityscape.

Susskind

80 Clerkenwell Road, EC1

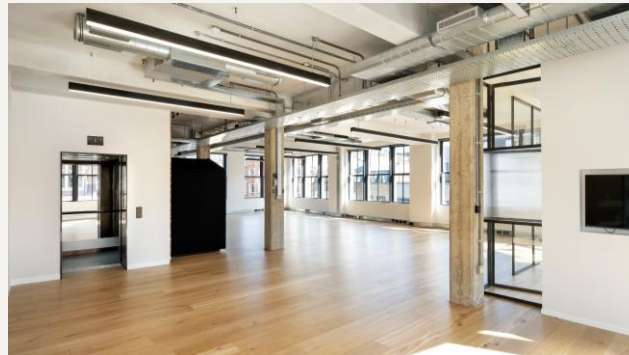
80 Clerkenwell Road is a characterful former warehouse occupying a prominent corner position in the heart of Clerkenwell, at the junction of Clerkenwell Road and St. John Street. The second and third floors have recently been refurbished to a high standard and come fully fitted, providing 18 desks, 3 meeting rooms, 3 phone booths, and generous breakout areas.



The fifth floor is fully fitted to a high specification and includes a well-designed meeting room, a modern kitchen, and a generous private rooftop terrace that showcases panoramic views of St Paul's Cathedral and the City skyline.



80 Clerkenwell Road also provides a range of additional amenities, including a passenger lift, secure cycle storage, and modern shower facilities. The building is ideally located within a short walking distance of Farringdon and Barbican stations, offering excellent connectivity across London.



80 Clerkenwell Road, EC1

Summary

Fully-fitted offices in prime Clerkenwell location.

Features

- Characterful former warehouse
- Superb natural light with triple aspect windows
- Corner position
- Private wrap-around roof terrace
- Brand-new fit out
- Air conditioning
- LED strip-lighting
- Demised kitchen
- Passenger lift
- High quality end of commute facilities
- DDA compliant

Transport

- Farringdon
- Barbican

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

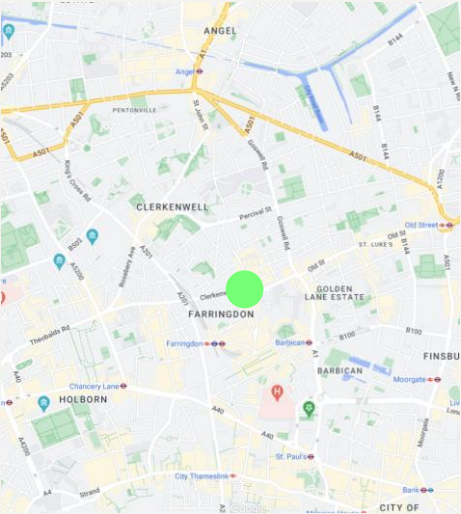
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
5 th	1,184	£82.50	£17.76	£19.68	£11,834.08	Available
3 rd	1,751	£77.50	£17.76	£19.07	£16,682.65	Available
2 nd	1,863	£77.50	£17.76	£19.07	£17,749.73	Available
Total	4,798	-	£17.76	-	£46,266.46	Available

*Interested parties should make enquiries with the local authority.

Map



Google Maps™ mapping service

80 Clerkenwell Road, EC1

Viewing via sole agents

For further information and inspections please contact joint agents:

Susskind
Adam Noble
07980 991 217
Adam@susskind.london

Susskind
Elle Whayman
07791 785 253
Elle@susskind.london

Ellis Brown
020 3745 0060

Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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