CLERKENWELL SHOWROOM / OFFICE FOR RENT

1,160 SQ. FT.

21 PEAR TREE STREET

London EC1V 3AP

THE PROPERTY

21 Pear Tree Street is a prominent corner ground floor premises with extensive window frontage. It will appeal to both showroom and office occupiers.

The property provides 1,160 sq. ft. of clear, open plan space, incorporating 2 double door entrances providing flexibility in how the space can be utilised.





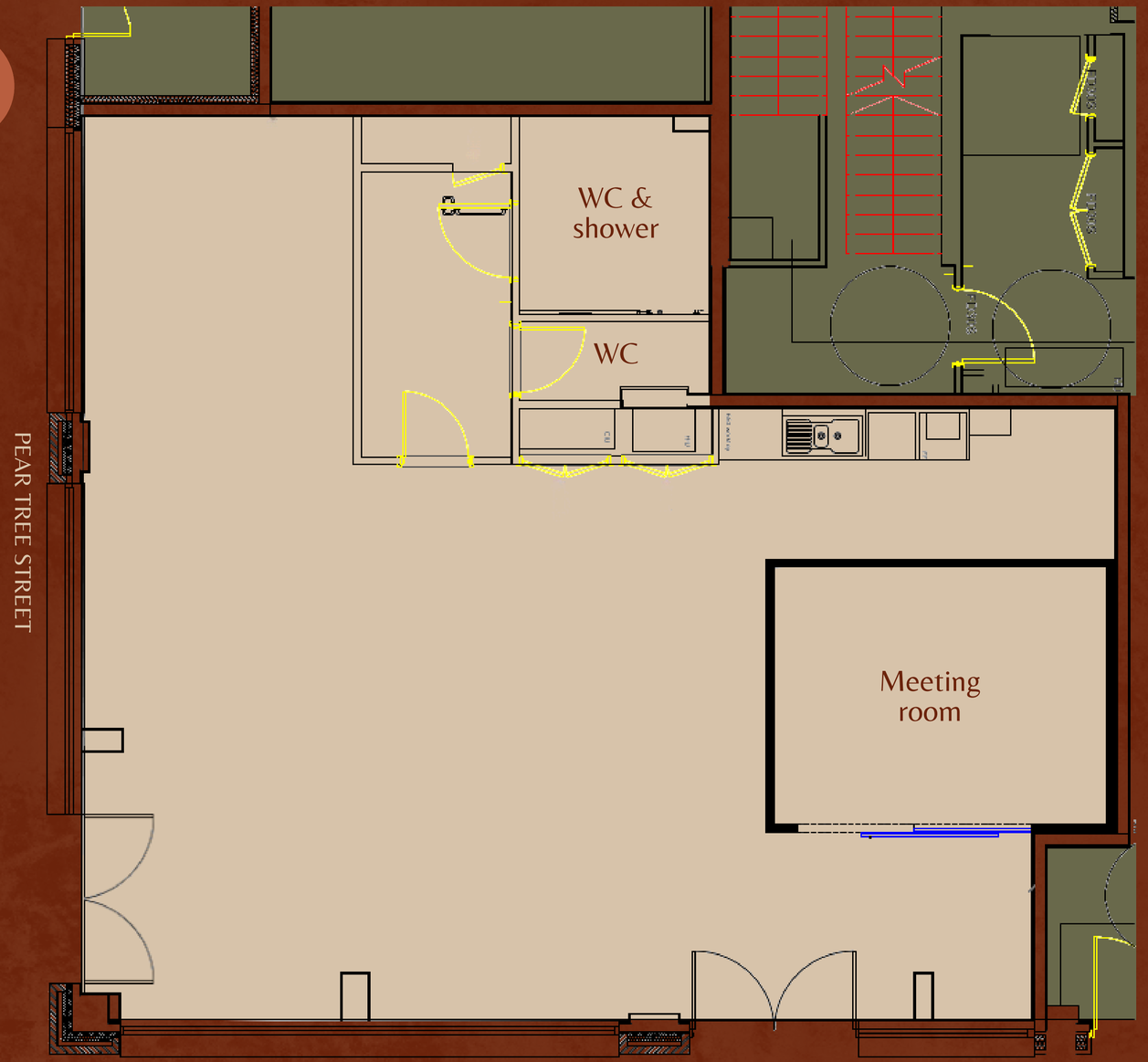
SPECIFICATION

- 22 metre window frontage
- 3.8 metre floor to ceiling
- Air conditioning
- Exposed services
- Meeting room
- Fully accessible raised floor
- Security shutter & alarm
- Fitted kitchen
- 2 WCs & shower

ACCOMMODATION

NET INTERNAL FLOOR AREA		
FLOOR	SQ. FT.	SQ. M.
Ground	1,160	107.77





LOCATION

21 Pear Tree Street is situated in the heart of Clerkenwell's design district and cluster of international showrooms, home to Zaha Hadid Architects, Alexander McQueen, TikTok, Hansgrohe, Duravit, Interface amongst others.

This is one of London's most vibrant and sought after neighbourhoods, celebrated by the media, design and showroom sectors.















SHOWROOMS

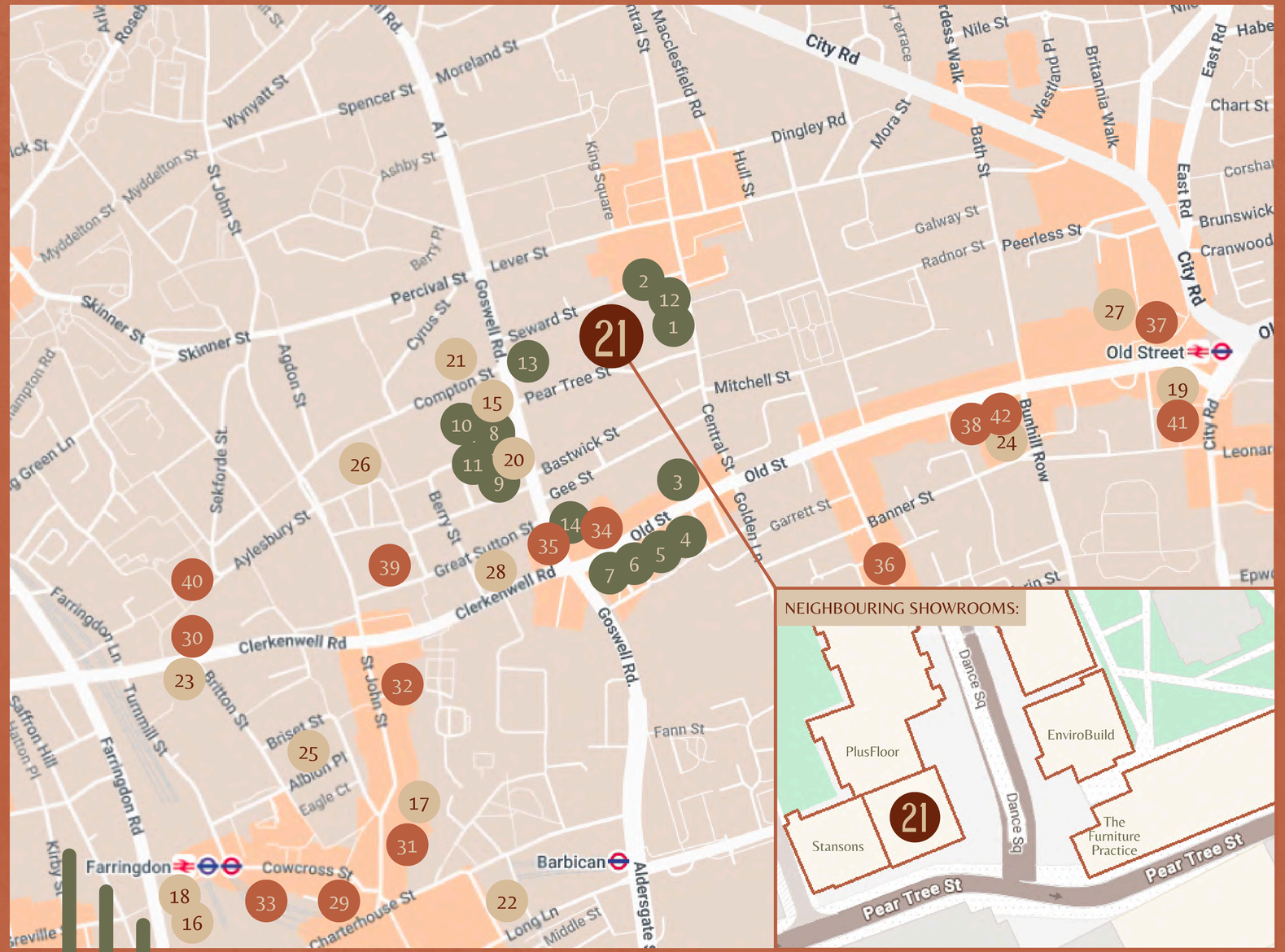
1. Johnson Tiles
2. Actiu
3. Iris Ceramica
4. Senso Flooring
5. Ocee & Four Design
6. Howe
7. Koplus
8. Kronospan
9. Bolon
10. EGGER
11. Bisley
12. Taylor Maxwell
13. Mobili Office
14. Vpod Smart Solutions

OFFICES

15. Zaha Hadid
16. Snapchat
17. Live Nation
18. Depop
19. Adobe
20. GoCardless
21. Airbnb
22. TikTok
23. Grimshaw Architects
24. Warner Bros.
25. Pan Macmillan
26. WPP Production
27. Farfetch
28. Hawkins Brown

RESTAURANTS & CAFES

29. Brutto
30. Sessions Arts Club
31. St. John
32. Luca
33. Bouchon Racine
34. Fare
35. Breddos Tacos
36. Whitecross St Market
37. Wagamama
38. Tayer & Elementary
39. The Slaughtered Lamb
40. The Crown Tavern
41. Daffodil Mulligan
42. TRADE



TRANSPORT

Perfectly positioned in the heart of Clerkenwell, 21 Pear Tree Street puts the best of the City Fringe within easy reach.

Farringdon, Barbican and Old Street stations are all nearby, connecting you to the Elizabeth Line, National Rail and Underground networks.

From the City to the West End and beyond, London's most vibrant neighbourhoods are just a short journey away.



BARBICAN

9

minute walk

OLD STREET

11

minute walk

FARRINGDON

12

minute walk















LEASE

Flexible lease terms available.

RENT

£69,000 per annum plus VAT.

SERVICE CHARGE

Payable for the year 2026, £7,827.

BUSINESS RATES

Business rates payable for the current year, 2026-27, are £18,232.50.

EPC

Rated B.

CONTACT

For further information or to arrange a viewing, please contact:

Stephen Page
spage@antonpage.com
07789 888 973

Harrison Turner
hturner@antonpage.com
07760 994 988

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