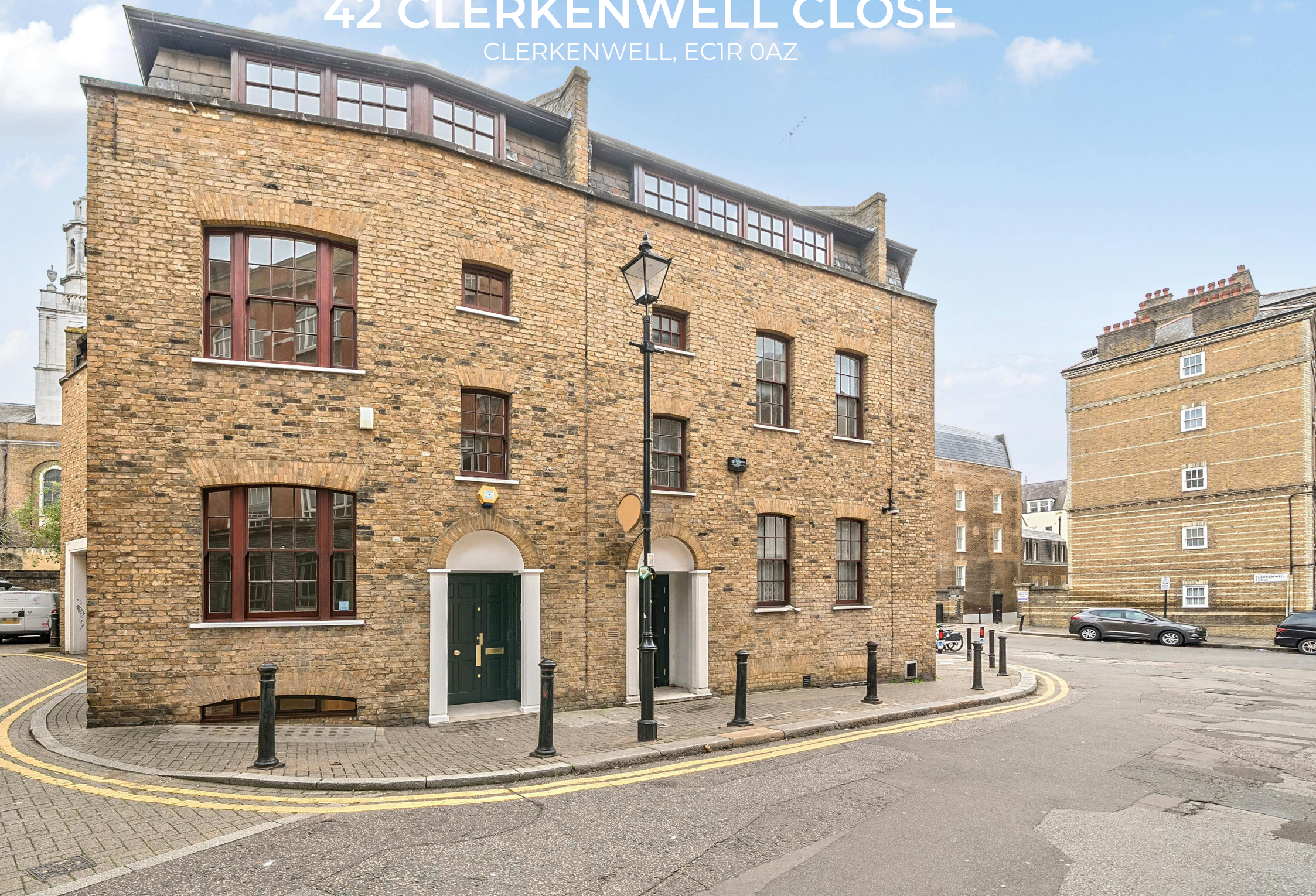


42 CLERKENWELL CLOSE

CLERKENWELL, EC1R 0AZ



FOR SALE

3,072 SQ FT

Long Leasehold - Self Contained Office Building

Key Features

- Self contained building
- Newly installed air conditioning
- Triple aspect natural light
- Gas central heating
- Open plan upper floor plates
- Use Class E
- Refurbished throughout
- Upgraded LED lighting
- Arranged over lower ground, ground and two upper floors
- Three WCs and a shower
- Less than 500m from Farringdon station

View Virtual Tour 

42 Clerkenwell Close
Clerkenwell, EC1R 0AZ





Description

42 Clerkenwell Close comprises an attractive terraced building of traditional brick construction, arranged over lower ground and three upper floors, providing high-quality office accommodation throughout.

The building has been comprehensively refurbished throughout, blending contemporary finishes with its characterful Clerkenwell architecture. The specification includes new air conditioning, energy-efficient LED lighting, engineered wood flooring, and modern décor throughout.

Occupiers benefit from three WCs and a brand-new shower facility, offering convenience for those cycling to work or commuting from nearby Farringdon Station.

This turnkey workspace provides a stylish and comfortable working environment, ideally suited to creative, design, or tech occupiers seeking a prime Clerkenwell address within a beautifully upgraded period building.

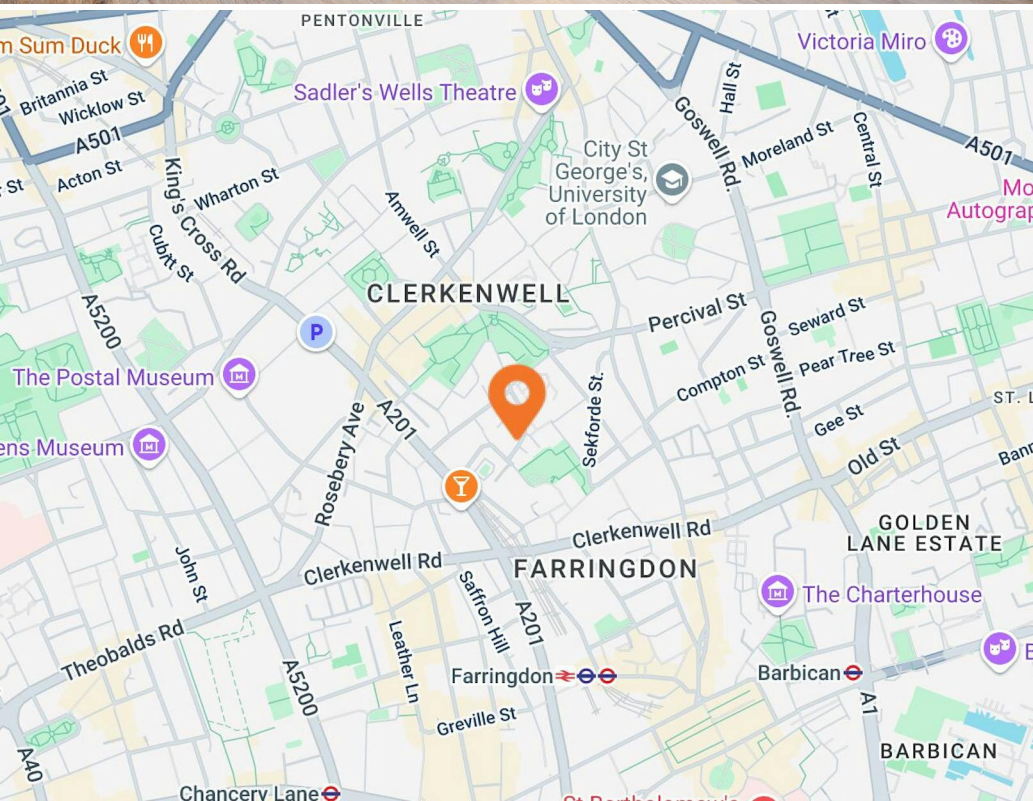
Location

Located in the heart of vibrant Farringdon, one of London's most dynamic and creative districts within the city's established Tech Belt. The property occupies a prominent position on Clerkenwell Close, surrounded by a rich mix of design studios, global businesses, and independent eateries.

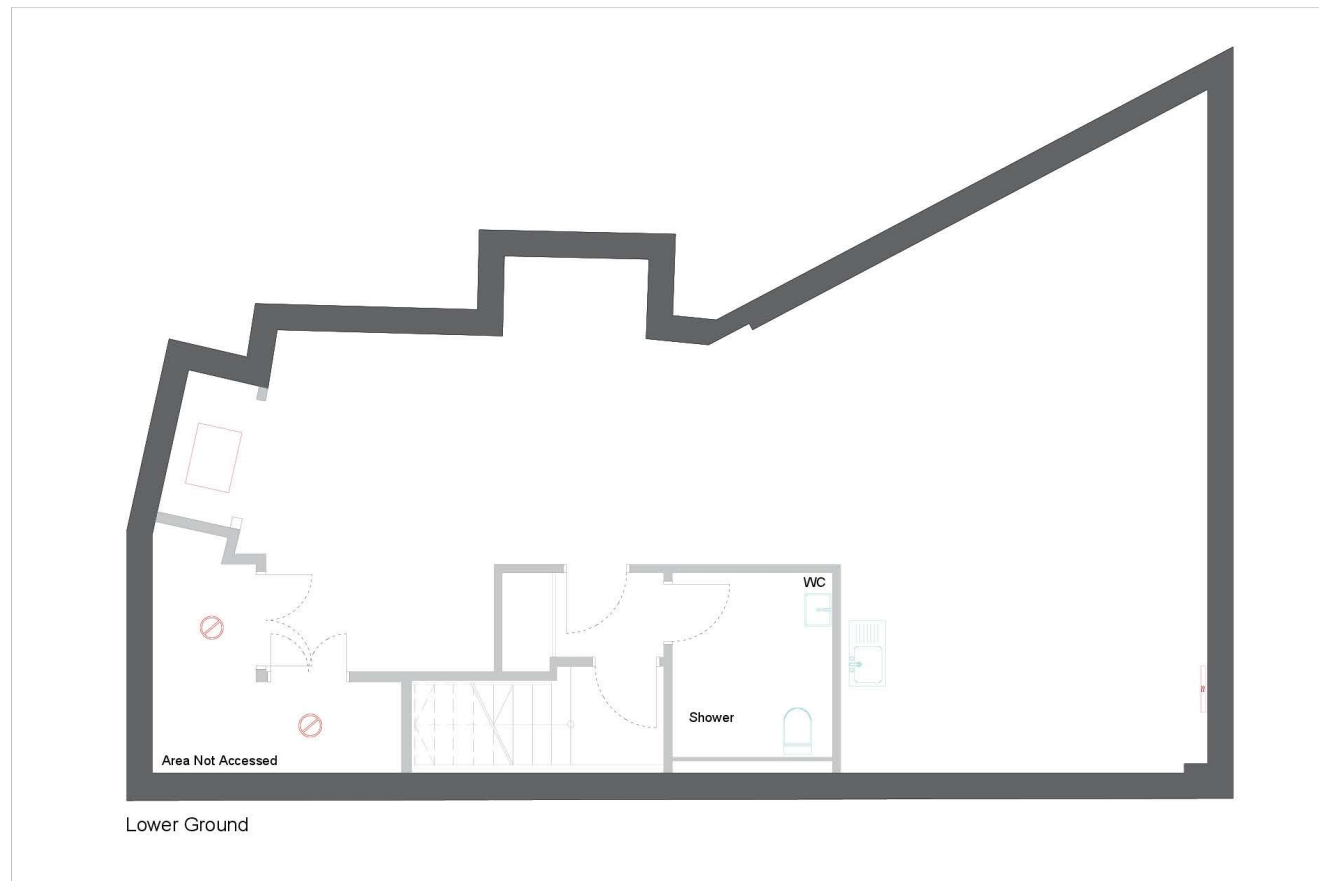
Nearby occupiers include Zaha Hadid Architects, Unilever, Deloitte Digital, Alexander McQueen, and Microsoft, reflecting the area's appeal to world-class creative and technology firms.

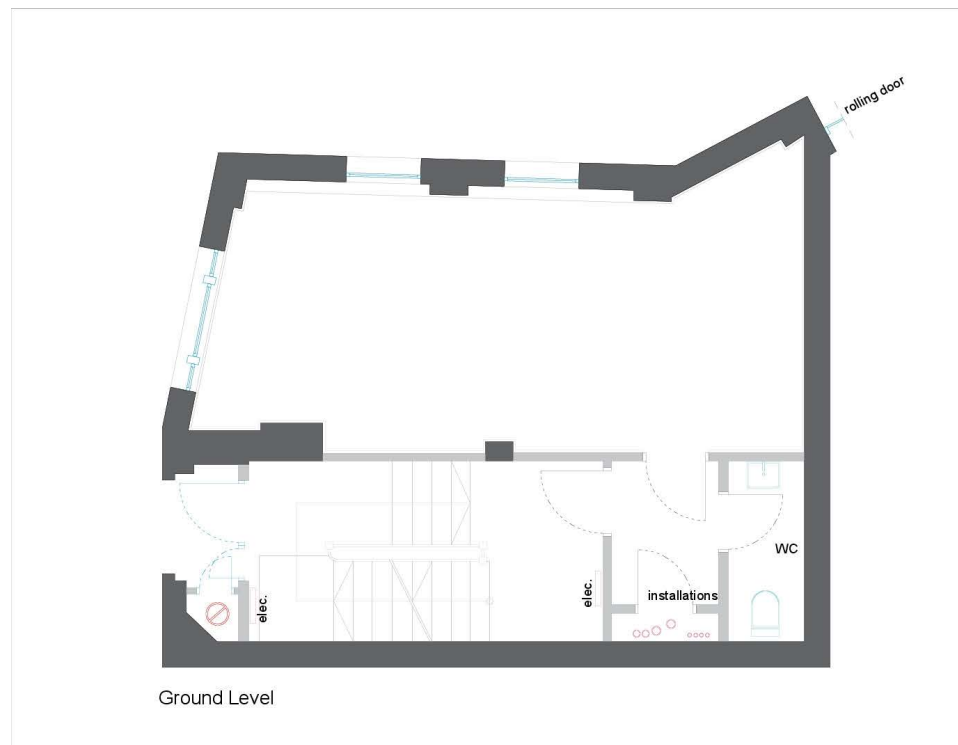
Just 320 metres away, both Exmouth Market and Leather Lane Market offer an exceptional range of amenities, from casual street food to some of London's most celebrated dining spots, creating a lively and well-connected setting for business and leisure alike.

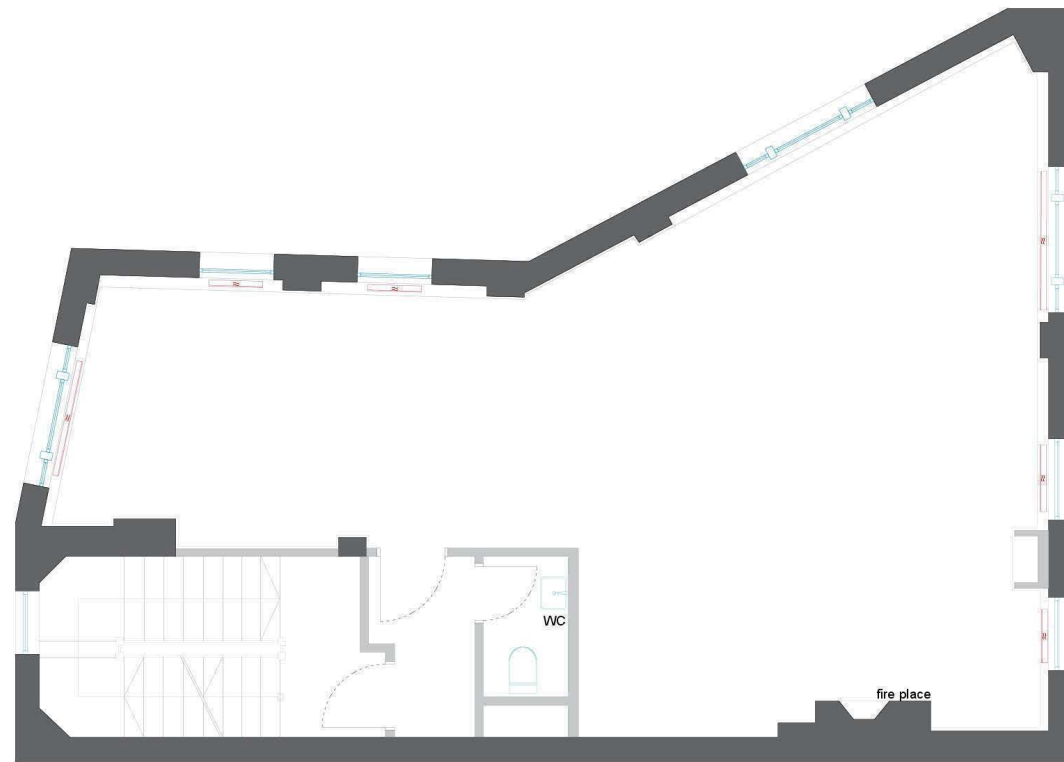
The property enjoys outstanding connectivity, with Farringdon Station just a short walk away, providing Elizabeth Line, Thameslink, and Underground services, offering direct links across London and beyond, including Heathrow Airport.



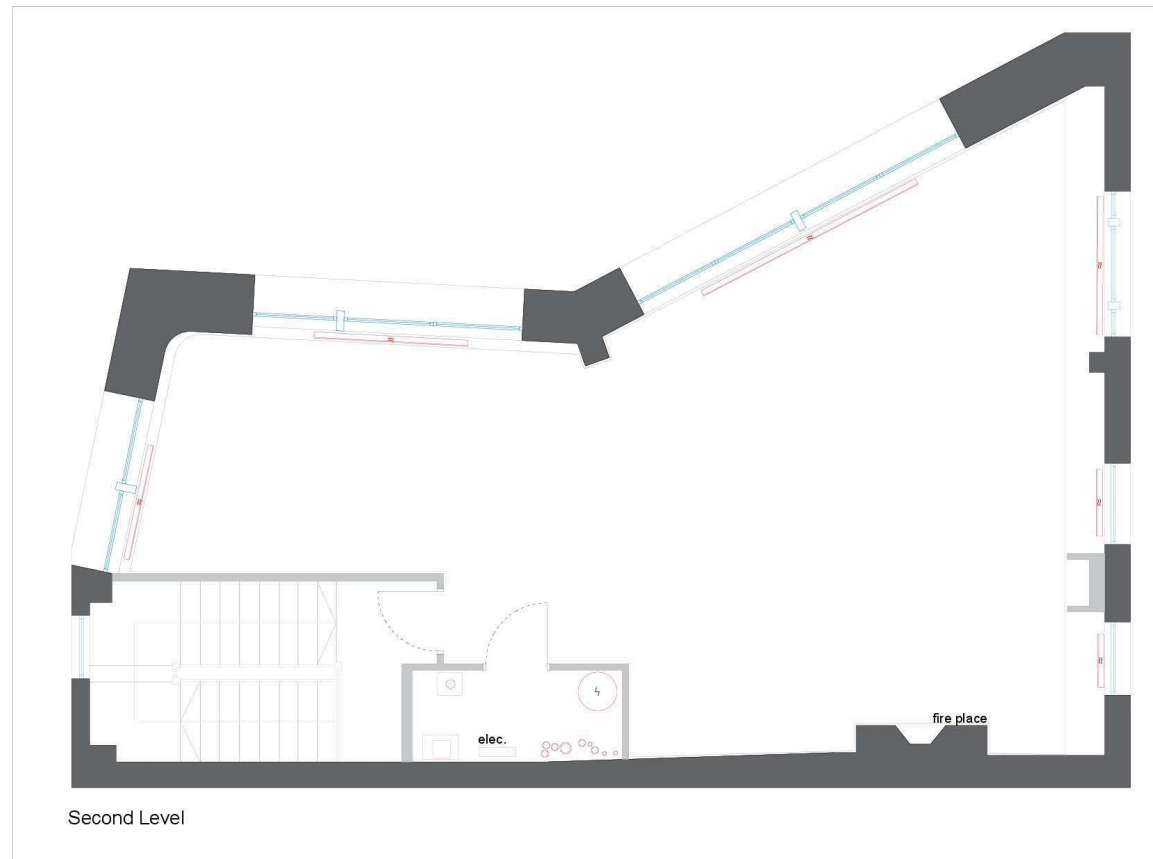








First Level



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	902	83.80
Ground	473	43.94
1st	875	81.29
2nd	822	76.37
Total	3,072	285.40
Price	£1,695,000	
Rates	£31,395 per annum	
Service Charge	N/A	
VAT	Applicable	
EPC	B (50)	

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F O R E S T
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