

1-2 DOMINGO STREET

CLERKENWELL, EC1Y 0TA

FOREST
REAL ESTATE

TO LET

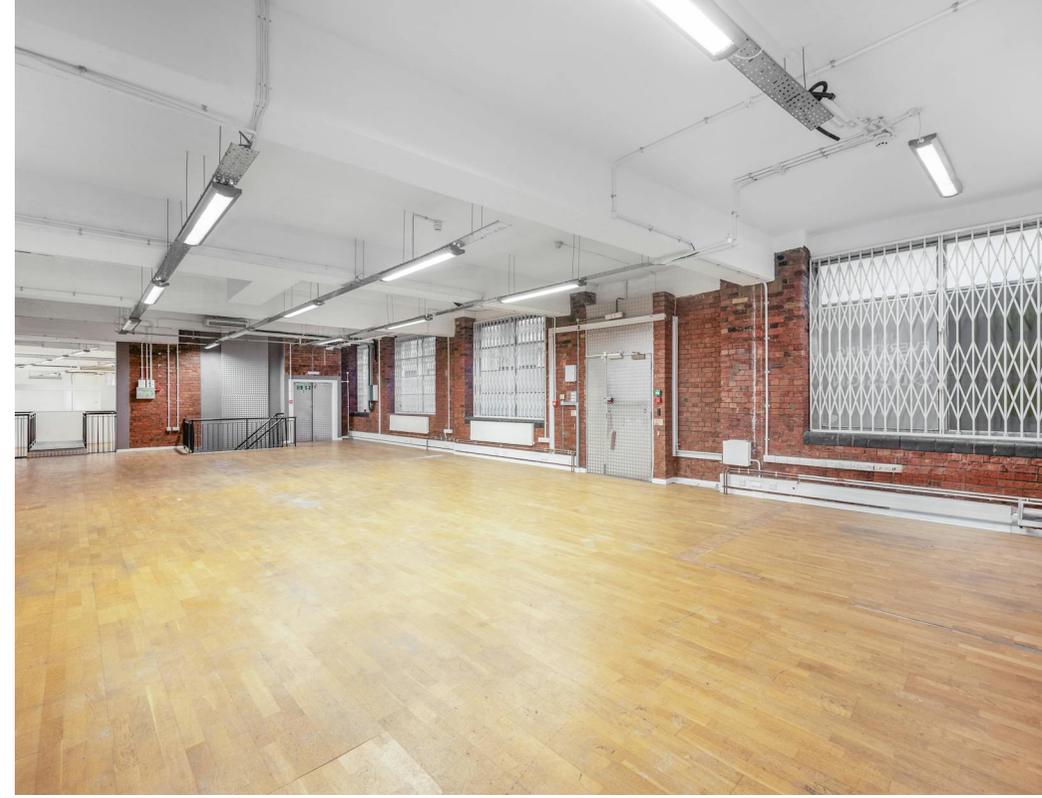
3,409 TO 6,753 SQ FT

Self-contained former warehouse building arranged over ground/lower ground floors with excellent ceiling height and character features

Key Features

- Self-contained
- Open Plan floors
- Converted warehouse space
- Exposed brickwork
- 3.8 meter ceiling height (ground floor)
- 3 Phase power
- Multiple entrances including double loading doors
- Excellent natural light
- Security shutters
- Potential for Double Loading Doors

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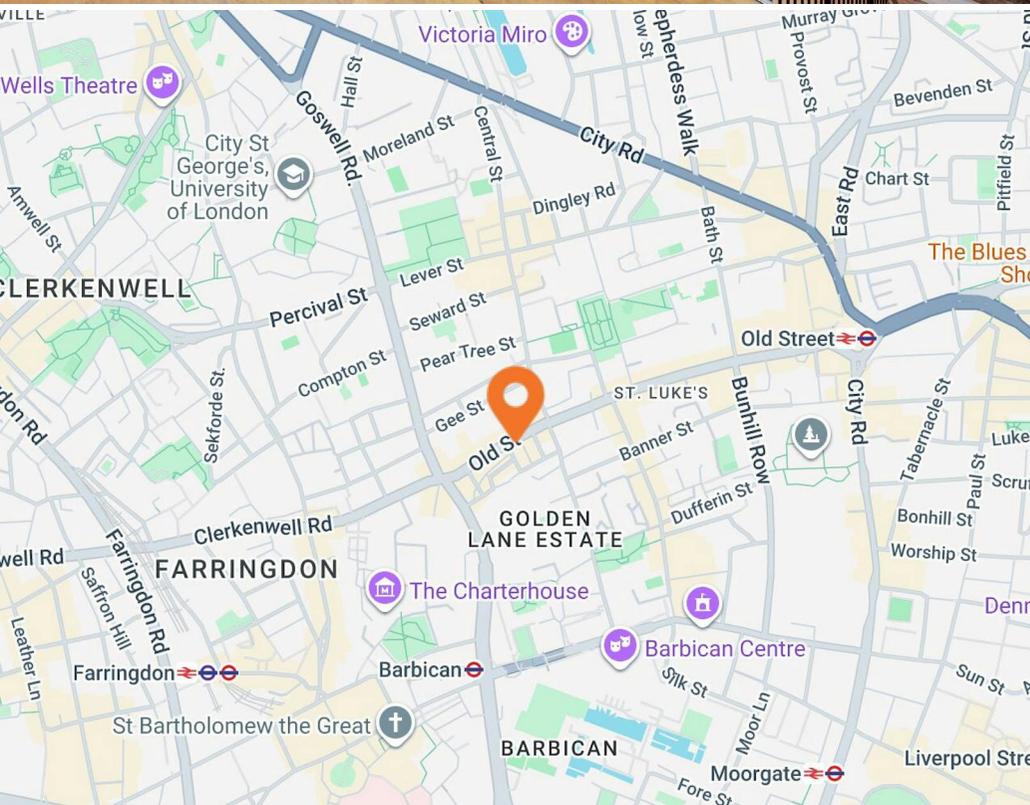
Description

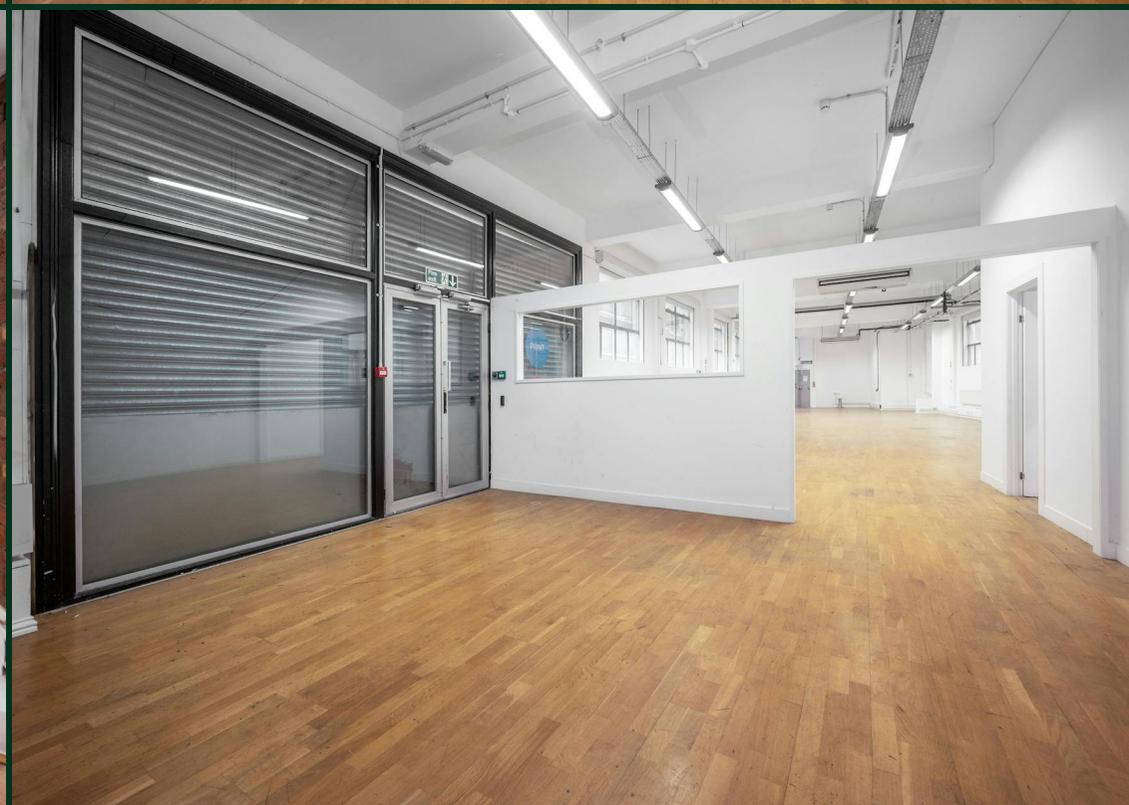
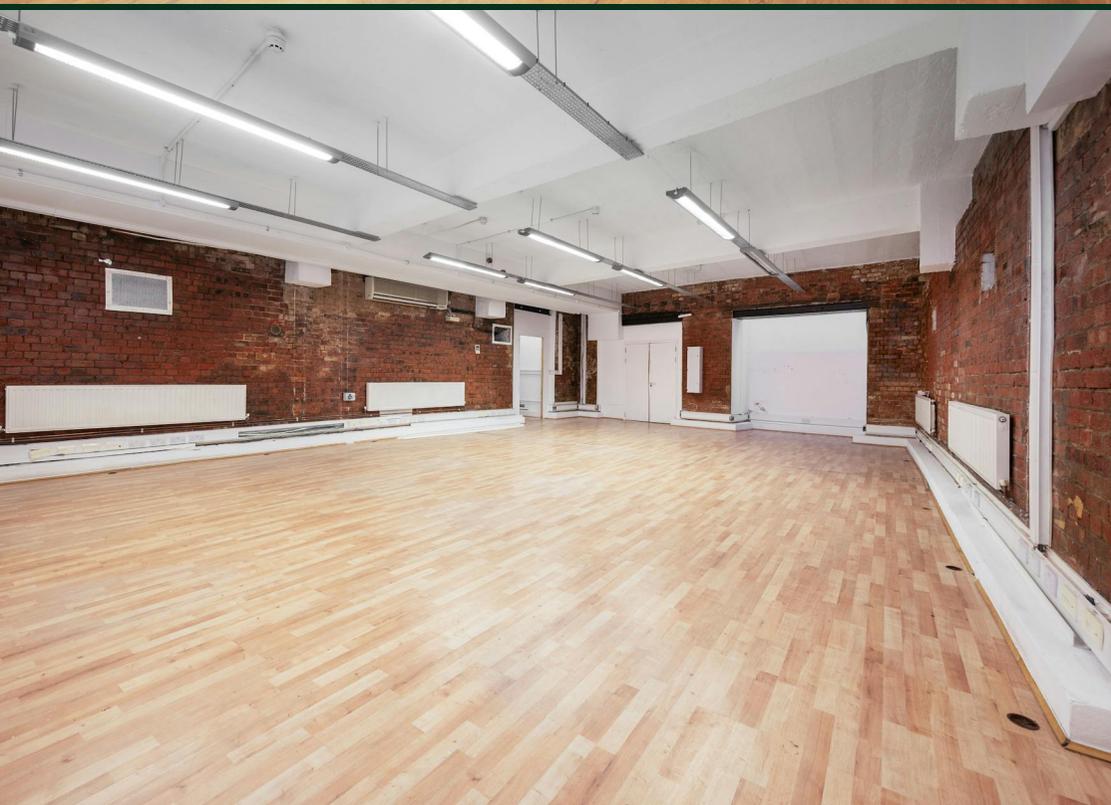
This former warehouse space offers superb open plan floors, featuring excellent floor to ceiling height, exposed brickwork (in-part), feature footbridge at ground floor level and a host of character features throughout. The accommodation has the benefit of being completely self-contained, good branding opportunities, with several entrances and potential loading facility.

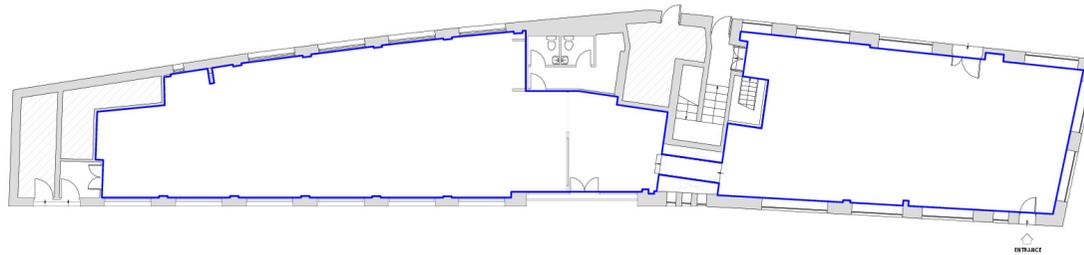
Location

The property sits on an island site, just behind Old Street, close to its junctions with Baltic Street East and Memel Street, surrounded by a number of restaurants, bars and coffee shops. The area is also one of Europe's leading showroom destinations.

Barbican (Circle, Hammersmith & City, & Metropolitan line), Old Street (Northern Line) and Farringdon (Bakerloo and Piccadilly Line) are within short walking distance.

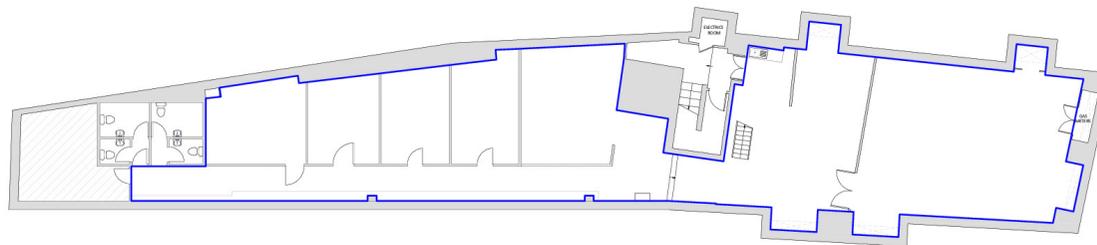






GROUND FLOOR

N.I.A
316.71 Msq
3409.03 SQft



BASEMENT

N.I.A
310.70 Msq
3344.34 SQft



TOTAL N.I.A
627.41 Msq
6753.38 SQft

LEASE PLANNERS
WWW.LEASEPLANNERS.CO.UK

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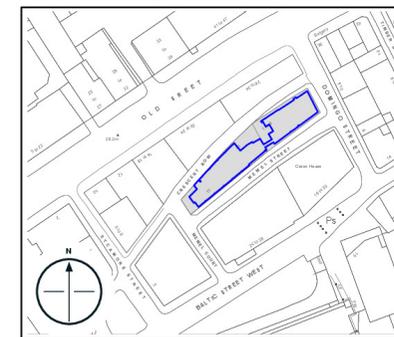
DRAWING TITLE:
1-2 DOMINGO STREET
LONDON
EC1Y 0TA

DATE: 6H FEBRUARY 2026

Scale: 1:200 at A3

SCALE: For the plan to be to scale, the above scale bar must measure correct when printed (for example 5cm)

■ BLUE OUTLINED AREAS SHOW THE N.I.A



SITE PLAN SCALE
1:1250

Availability

Lease	New Lease
Rent	£210,000 per annum
Rates	£77,000 per annum Applicants are to make their own enquiries to the London Borough of Islington
Service Charge	£13,495 per annum Exclusive of building insurance
VAT	Not applicable
EPC	D

Contact

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