

3-11 EYRE STREET HILL

LONDON, EC1R 5ET

FOREST
REAL ESTATE

TO LET

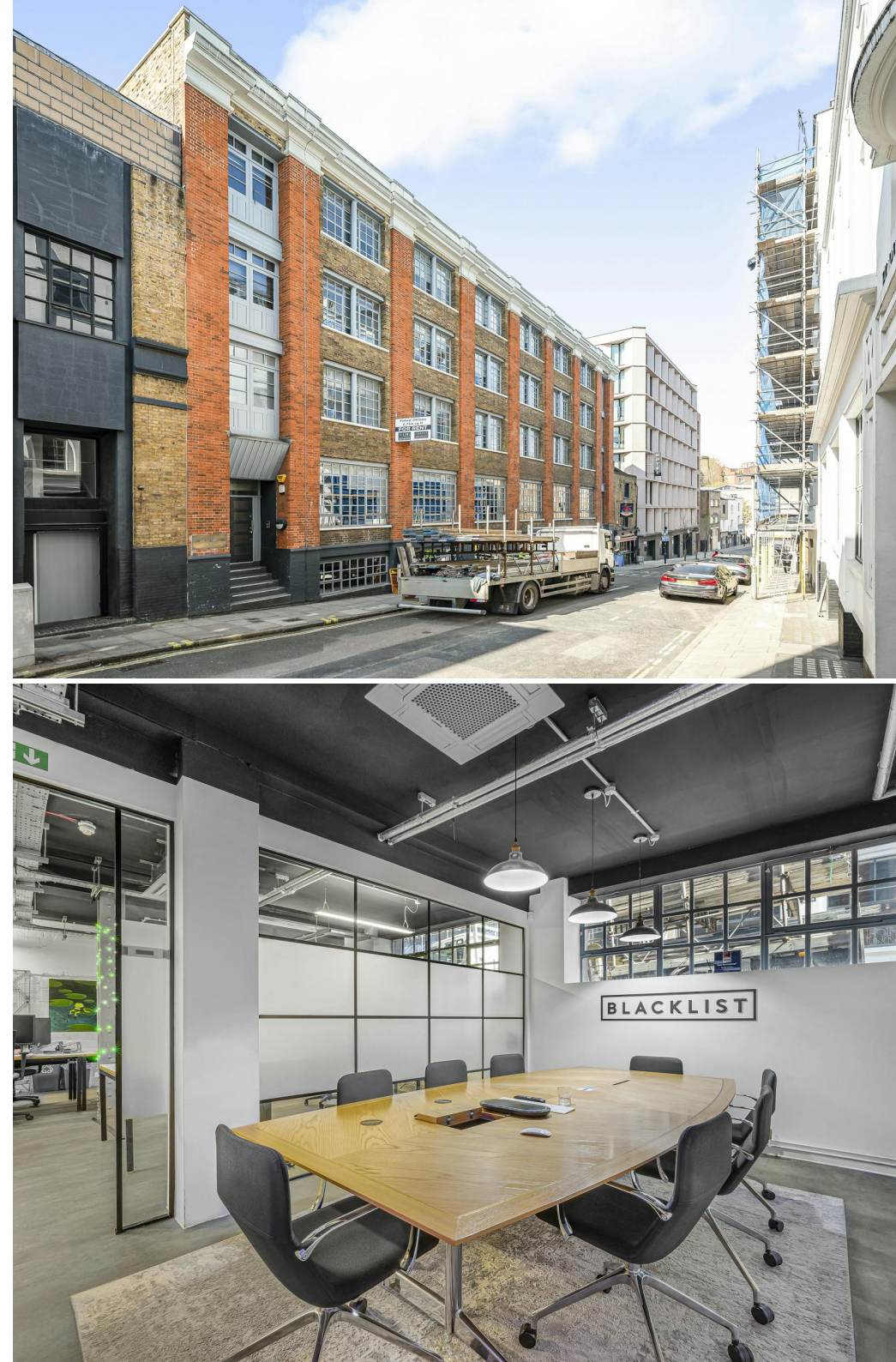
2,206 SQ FT

An Incredible Opportunity To Lease A
Industrial-Style Open-Plan Office.

Key Features

- Air Conditioning
- Cycle Storage
- Fitted Kitchen
- Natural Light
- WC's
- 24/7 Access

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Description

This isn't your typical office. With its exposed steel beams, black-painted ceilings, track lighting, and Crittall-style windows, the space has a raw, industrial charm that makes it feel anything but ordinary. Natural light pours in, highlighting the painted brick walls and giving the whole place a creative, energising vibe.

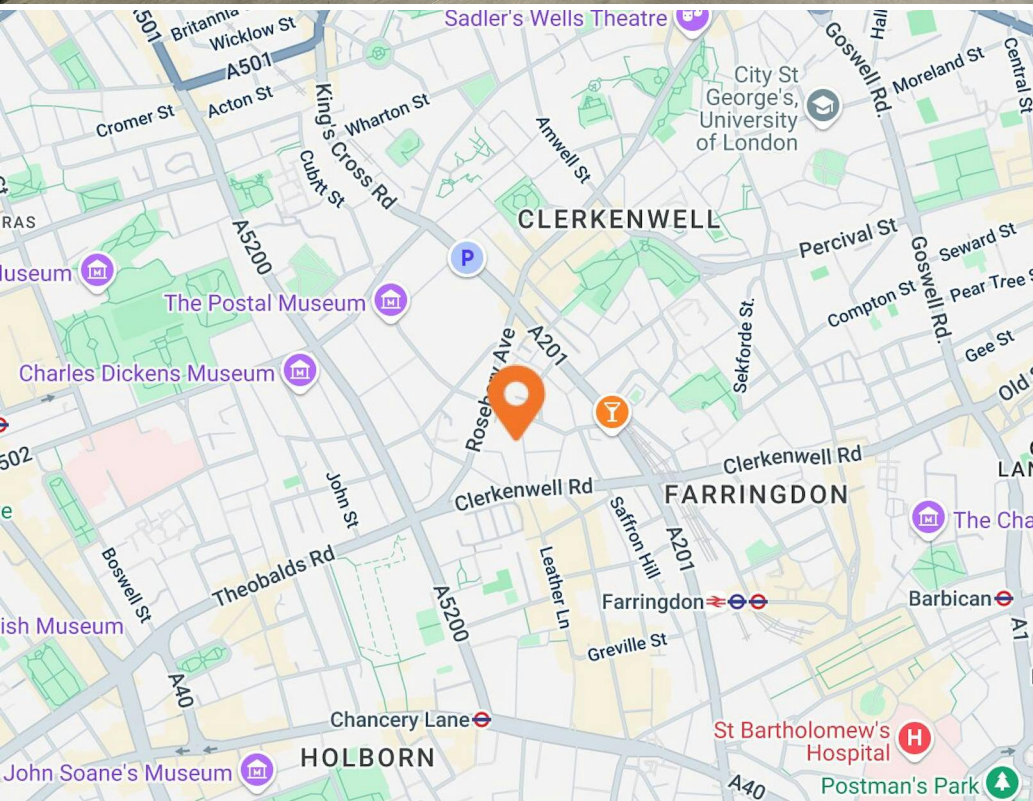
Inside, the layout is practical and thoughtfully designed. You'll find two glass-partitioned meeting rooms - perfect for team catch-ups or client meetings - a kitchen area to keep everyone fuelled, and private WCs. It's a flexible space that works just as well for a growing team as it does for an established business looking for a fresh environment.

Whether you're after somewhere inspiring to build your next big idea or simply want an office that feels good to be in, this spot has a lot going for it.

Location

Eyre Street Hill sits in the heart of Clerkenwell, one of London's most vibrant and creative neighbourhoods. It's just a short walk from Farringdon Station, giving you super easy access to the Elizabeth Line, Thameslink, and several Tube lines - ideal for commuting or meeting clients from across the city (or even the airport).

The area is buzzing with energy, home to design studios, agencies, and start-ups, and it's packed with charm thanks to its mix of historic buildings and cool converted spaces. Just around the corner, you've got Leather Lane Market and Exmouth Market - perfect for grabbing a great lunch or catching up with the team over coffee.





Availability

Lease	New Lease
Rent	£79,500 per annum
Rates	£45,045 per annum
Service Charge	£12,000 per annum
VAT	On application
EPC	On application

Contact

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