



## TO LET

**Ground Floor, 16-25  
Bastwick Street,  
London, EC1V 3PS**

**2,030 sq ft**

**Self-contained ground  
floor unit in Clerkenwell -  
ideal for creative, tech,  
and media occupiers!**

**[stirlingackroyd.com](http://stirlingackroyd.com)**





## Description

This self-contained ground floor office unit at Bastwick Street offers a modern and efficient workspace in the heart of Clerkenwell—one of London's most vibrant creative and tech districts. Thoughtfully configured for productivity and collaboration, the space combines open-plan functionality with a strong emphasis on comfort and flexibility. This is a self-contained unit with its own dedicated entrance currently configured with 20 desks with room for more, 2 meeting rooms, kitchen and breakout area, storage area, good natural light, high ceilings and large windows that enhance the sense of space. This workspace is particularly well-suited for startups, creative agencies, design firms, or SMEs looking for a plug-and-play environment that encourages both focused work and team interaction.

## Key points

- Ground floor
- Self contained
- 20-30 desk capacity
- 2 meeting rooms
- Kitchen and breakout area
- Internet line
- Sub-lease till August 2029
- Lots of natural daylight





## Location

This area sits at the heart of Clerkenwell, known widely as one of London's premier design and creative districts. It's a vibrant locale populated by architectural firms, design studios, and tech startups. The location is exceptionally well-connected: Barbican Station, Old Street Station, Farringdon Station. Bastwick Street is surrounded by a lively mix of cafes, restaurants, bars, and shops. Notable local favourites include The Bleeding Heart, Terroni of Clerkenwell and Sourced Market. The area blends relaxed café culture with refined dining and creative office spaces, making it both a social and professional hotspot.

## Transport Links



Barbican 0.3 Miles



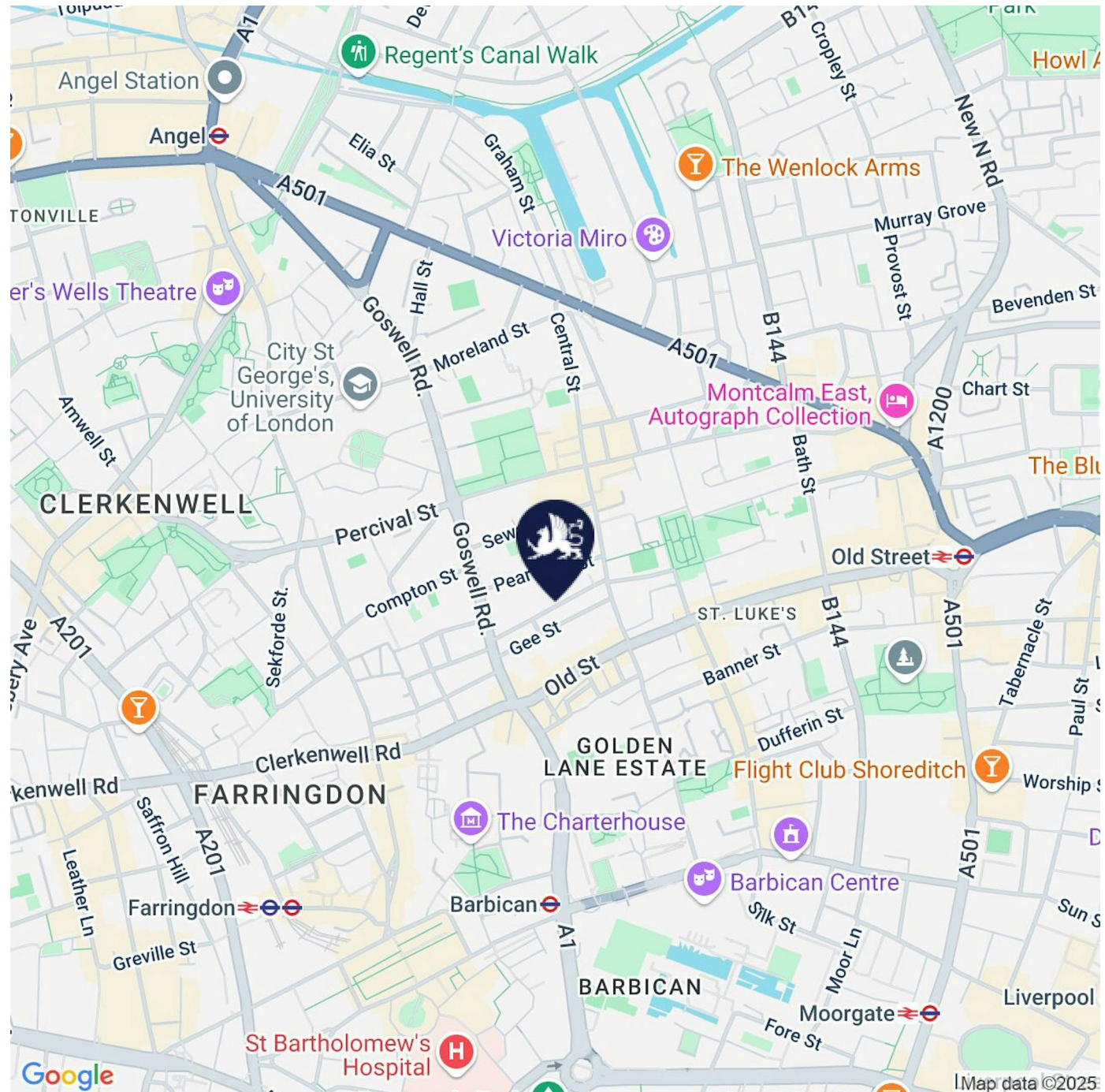
Old Street 0.4 Miles



Farringdon 0.5 Miles



Moorgate 0.6 Miles







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## Accommodation

Name	sq ft	sq m	Availability
Ground	2,030	188.59	Available

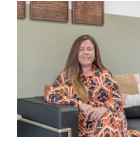
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## Rents, Rates & Charges

Lease	Sublease
Rent	£35 per sq ft
Rates	£34,398 per annum
Service Charge	£5,764 per annum
VAT	Applicable
EPC	C

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## Viewing & Further Information



**Alexandra Gathercole**  
020 3911 3675  
agathercole@stirlingackroyd.com



**Dimitri Melaisi**  
07940239327  
dmelaisi@stirlingackroyd.com

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