

ELMHOUSE
Clerkenwell



LDG









DESCRIPTION

This well-presented lower ground floor office provides contemporary workspace arranged primarily in an open-plan layout, with a mix of meeting rooms, private offices and collaborative areas. The space is finished to a high standard, featuring modern LED strip lighting, full-height glazed partitions and carpeted flooring throughout, creating a bright and professional working environment. A central reception-style area supports efficient day-to-day operations.

HIGHLIGHTS

- Communal Patio & Courtyard
- Manned Reception
- Presentable Entrance Hall & Common Parts
- Multiple Glass Meeting Rooms / Private Offices
- Good Natural Light
- Bike Storage & Showers
- Air-Conditioning

LEASE

A sublease is available until May 2027.

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

VAT

The property is elected for VAT.

FURNITURE

Existing furniture could be available subject to negotiation.

CONNECTIVITY

Fibre is already installed in the building.

USE

Use Class-E

DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

FOODIE HOTSPOTS

- Faros - La Cucina Di Daffy
- The Rabbits Hole - Solus

LIQUID LUNCH

- The Lady Ottoline - The Gunmakers
- The Enterprise - The Craft Beer Co

A STRETCH AWAY

- PureGym - Nuffield Health
- Gymbox Holborn - Revolt Cycling

PARKING

JustPark Brooke Street - 8 mins

COMMUTE

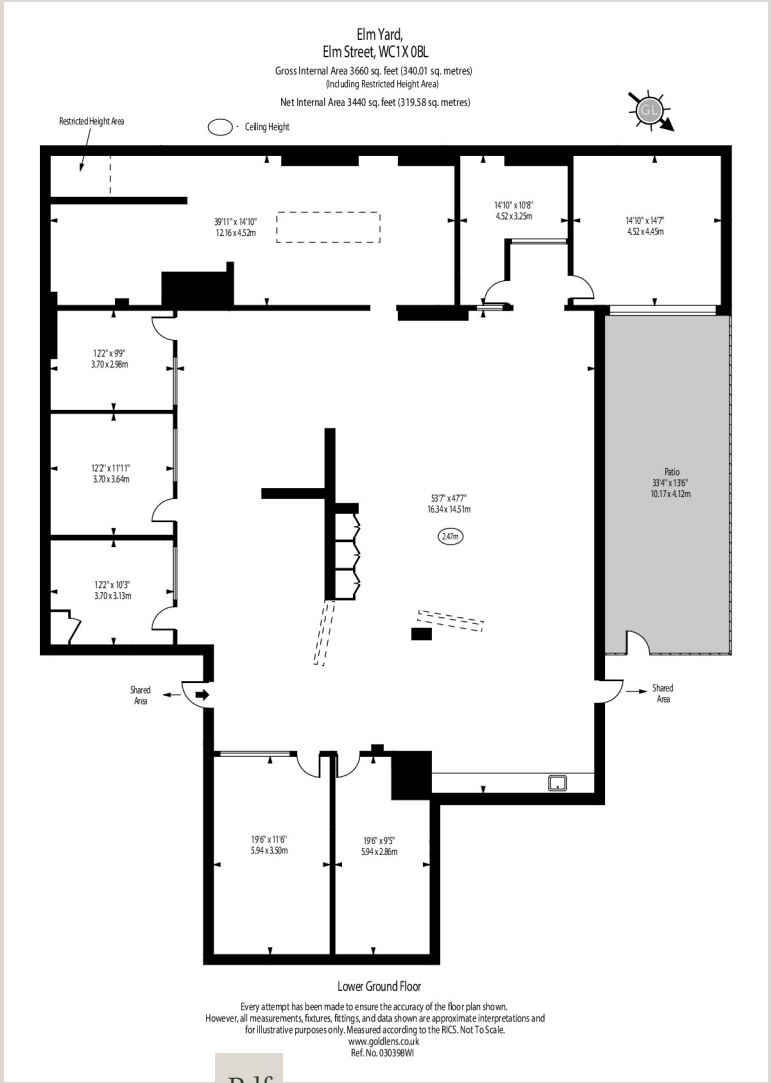
Chancery Lane - 7 mins
Farringdon - 11 mins
Russell Square - 13 mins
Holborn - 13 mins

FURTHER INFORMATION

EPC, headlease & other reports are available upon request.



Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year
Lower Ground - West	3,508	£130,000 / annum	£41,280 / annum	£68,757.24 / annum	£20,003.10	£240,037.24
Total	3,508				£20,003.10	£240,037.24



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Ready to talk?



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Elm House

