

40 Clerkenwell Close

London, EC1Y 0TA

- Fully-fitted and self-contained office space to let
- Ground, first, second and third floors
- 2,546 - 10,487 sq. ft
(36.5 - 974.27 sq. m approx)



GL Hearn

Part of Capita plc

glhearn.com

TO LET | FULLY-FITTED AND SELF-CONTAINED OFFICE SPACE

40 Clerkenwell Close, London, EC1R 0AW

LOCATION

Situated on an island site at the junction of Clerkenwell Close and Newcastle Row, this self-contained office benefits from close proximity to Farringdon, a major transport hub providing access to the Elizabeth Line, Thameslink, Circle, Hammersmith and City and Metropolitan Lines.

Kings Cross, Tech City, Midtown and The Square Mile are all close by.

The premises is served by numerous local coffee shops and eateries, as well as the bustling Exmouth and Leather Lane markets, both less than a 10 minute walk away.

DESCRIPTION

The building benefits from being completely self-contained with an opportunity for street level branding.

Available either as a self contained building or floor by floor, this building offers an array of unique features including a roof terrace, collaboration platforms and excellent floor to ceiling height.

Currently fitted to offer a range of open plan space, meeting rooms and tea points but also capable of offering open plan floor plates.



AMENITIES

- 9 meeting rooms
- Roof terrace
- Shower
- Lift
- Open plan floor plates
- 2 collaboration platforms
- WCs on each floor
- Tea point on each floor
- Self-contained

LEASE TERMS

New sublease(s) to expire September 2022 (set inside sections 24-28 of the Landlord and Tenant Act 1954 part II)

Assignment of existing lease to expire June 2027

By way of a new lease direct from the Landlord

RENT

Passing rent £50.06 per sq ft PAX

BUSINESS RATES

2021/2022 - £20.13

SERVICE CHARGE

N/A

ENERGY PERFORMANCE CERTIFICATE

C – Full information on request

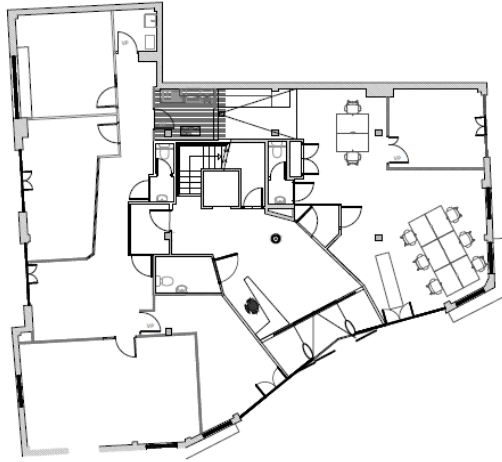
ACCOMMODATION

The premises extends to the following approximate floor areas:

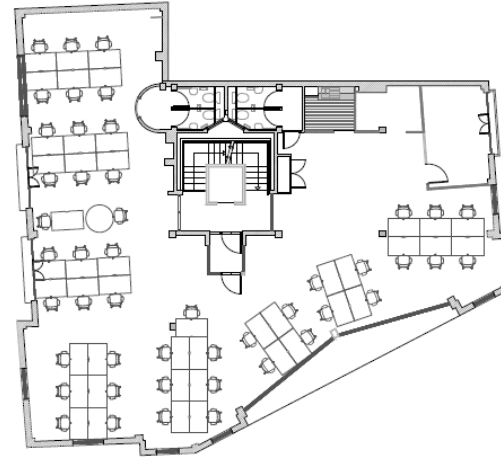
40 Clerkenwell Close	Size (SQ. M)	Size (SQ. FT)
Ground floor	236.53	2,546
First floor	245.73	2,645
Second floor	254.55	2,740
Third floor	237.46	2,556
Total	974.27	10,487



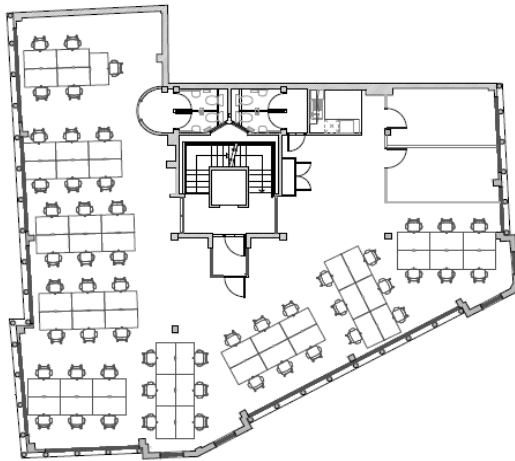
FLOOR PLANS



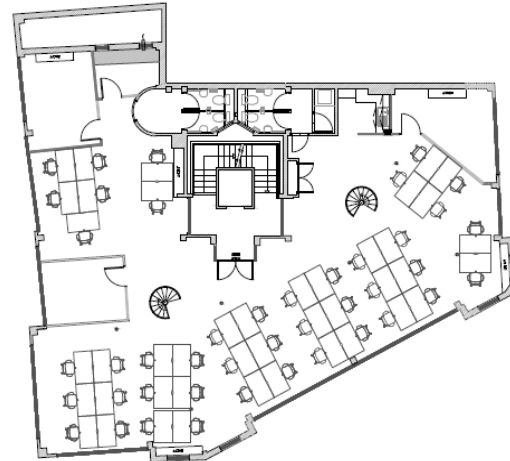
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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VIEWING AND FURTHER INFORMATION

By appointment through sole agents GL Hearn

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June 2021