

ONE AYLESBURY

EC1



THE BUILDING

PRESTIGIOUS 30,771 SQ FT
HEADQUARTERS IN THE HEART
OF CLERKENWELL WITH ELEGANT
ROOF TERRACE



One Aylesbury is an iconic six-storey office building in London's Clerkenwell Green Conservation Area, thoughtfully redeveloped from a historic warehouse to embody a 1920s-inspired design that pays homage to the area's industrial heritage. Its striking facade features glazed brick columns paired with floor-to-ceiling steel-framed Crittall-style windows, flooding the interiors with natural light, while a biodiverse roof and terrace underscore its commitment to sustainability and environmental excellence.











SPECIFICATION

30,771 SQ FT HEADQUARTERS

GROUND FLOOR RECEPTION
AND WELCOME AREA

GROUND FLOOR GALLERY SPACE
WITH FLOOR TO CEILING GLASS
FRONTAGE

ROOF TERRACE

AVAILABLE FITTED

LOADING BAY

CRITTALL STYLE WINDOWS

ICONIC TILED FACADE







LOCATION

HISTORIC CHARM MEETS MODERN
CONVENIENCE



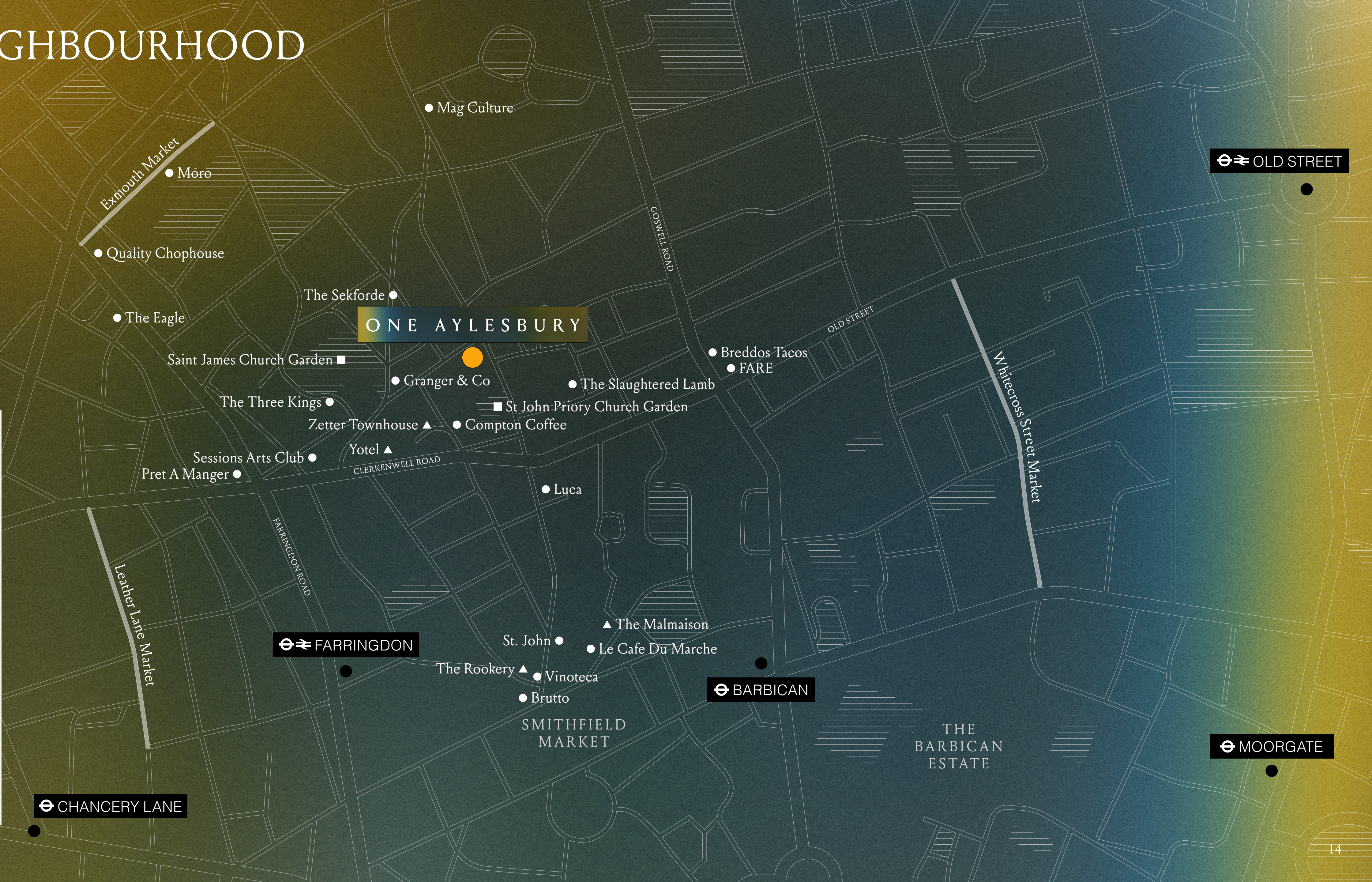
With excellent transport links like Farringdon and Barbican stations, the neighbourhood is easily accessible and a perfect destination for work or leisure. Start your day with artisan coffee at cosy spots like Compton Coffee or Knockbox. Afterward, indulge in culinary delights at Michelin-starred St. John or the Italian-inspired elegance of Luca, blending British ingredients with Italian tradition. For accommodations, unwind in boutique gems like The Zetter Hotel or the historic luxury of The Rookery Hotel. Whether its business or pleasure, EC1 offers a dynamic mix of culture, cuisine, and connectivity.

THE NEIGHBOURHOOD

CONNECTED

-  **Farringdon**
8mins walk
-  **Barbican**
11mins walk
-  **Old Street**
17mins walk
-  **Moorgate**
23mins walk
-  **Chancery Lane**
23mins walk


LOCATION




ONE AYLESBURY

 **OLD STREET**

 **FARRINGDON**

 **BARBICAN**

 **MOORGATE**

 **CHANCERY LANE**

AVAILABLE SPACE

SIX UPPER FLOORS OF ELEGANTLY
DESIGNED, LIGHT-FILLED SPACE,
IMPECCABLY FITTED AND ANCHORED
BY A REFINED GROUND FLOOR

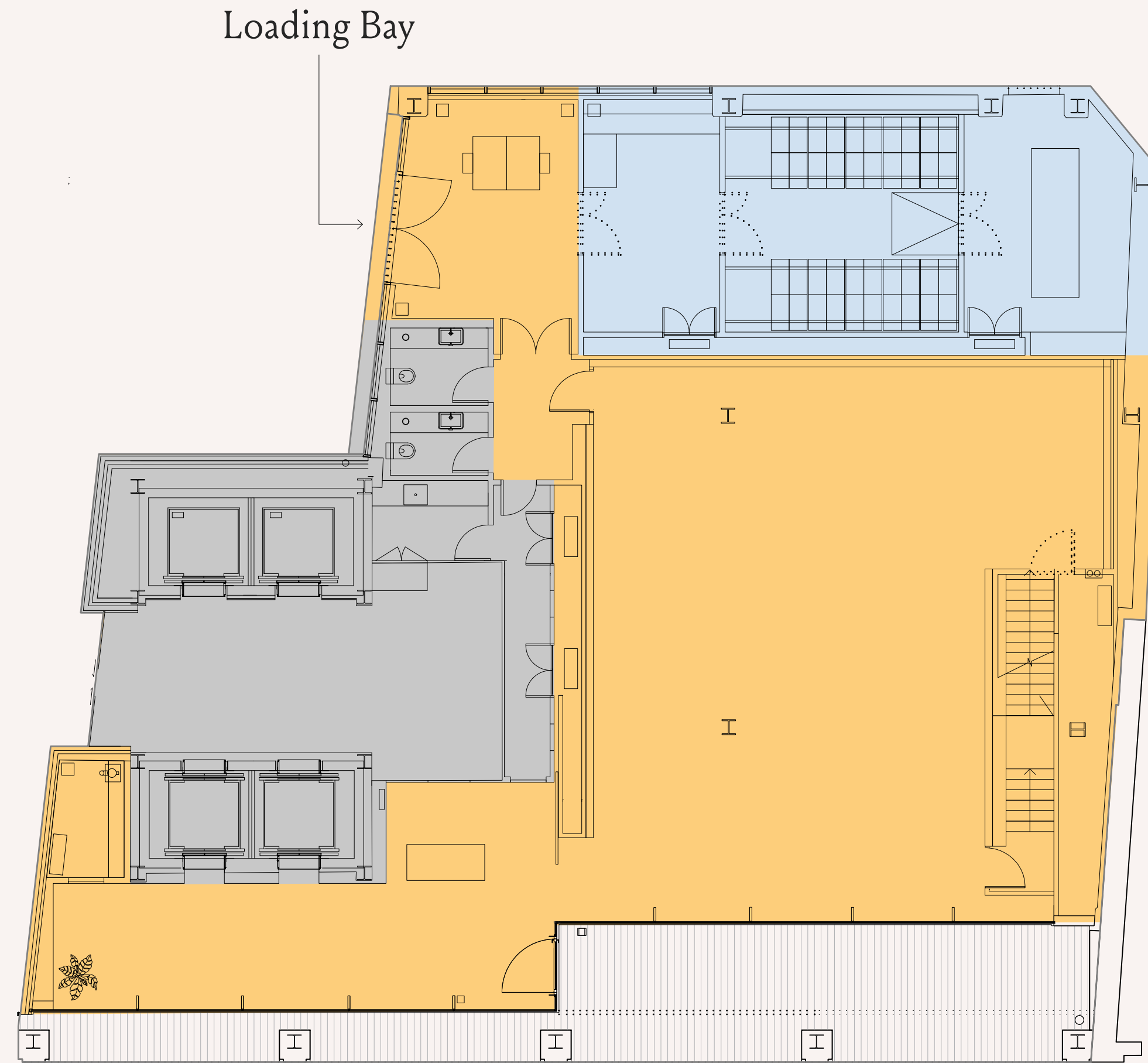
AVAILABLE SPACE

FLOOR	SQ FT
7th Roof Terrace	
6th (With Terrace)	3,498
5th (With Terrace)	4,305
4th	4,951
3rd	4,951
2nd	4,951
1st	4,951
Ground	3,164
Total	30,771



Ground Floor
3,164 Sq Ft

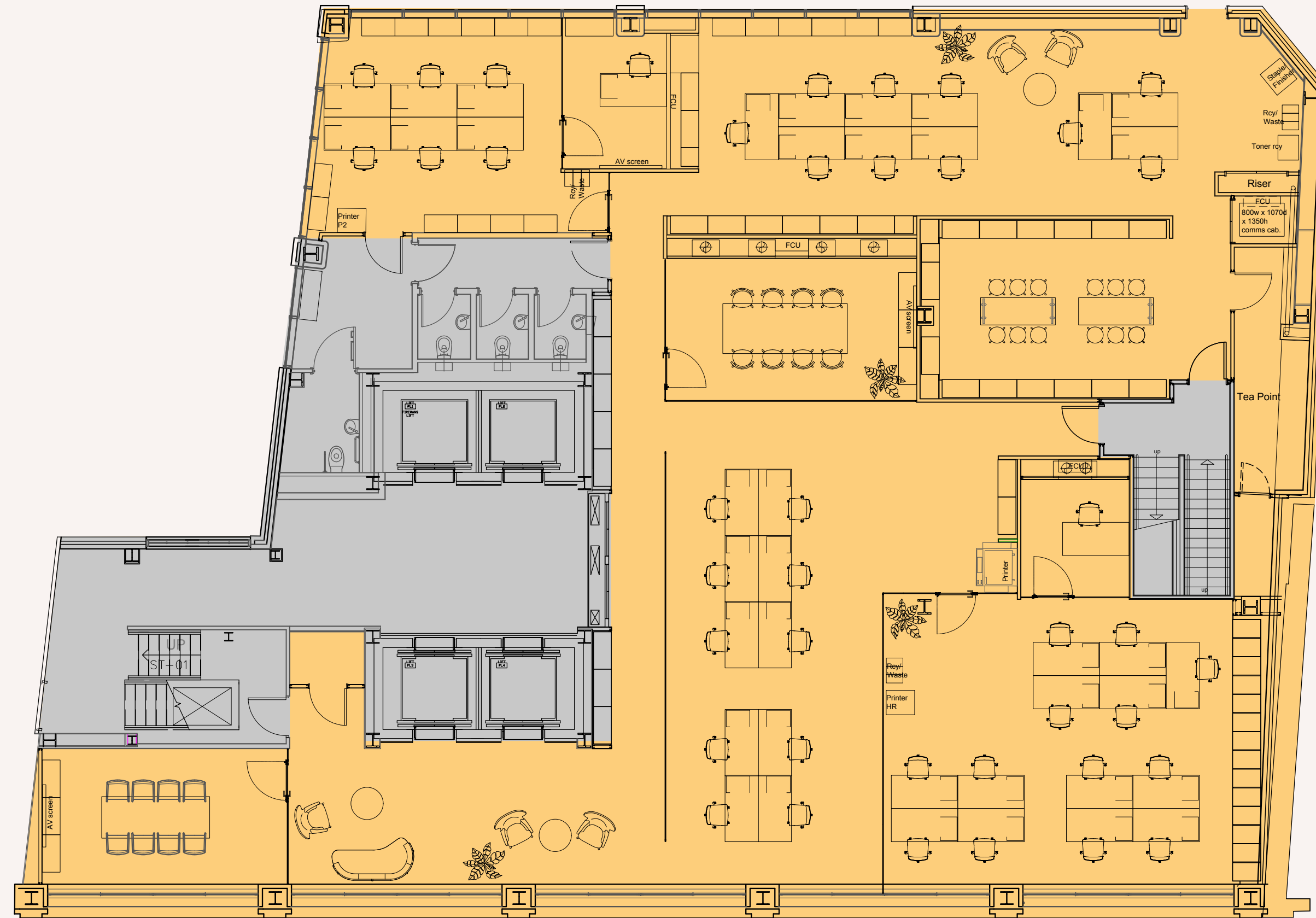
- Office
- Bike Storage
- Lifts & Facilities



AYLESBURY STREET

First Floor
4,951 Sq Ft

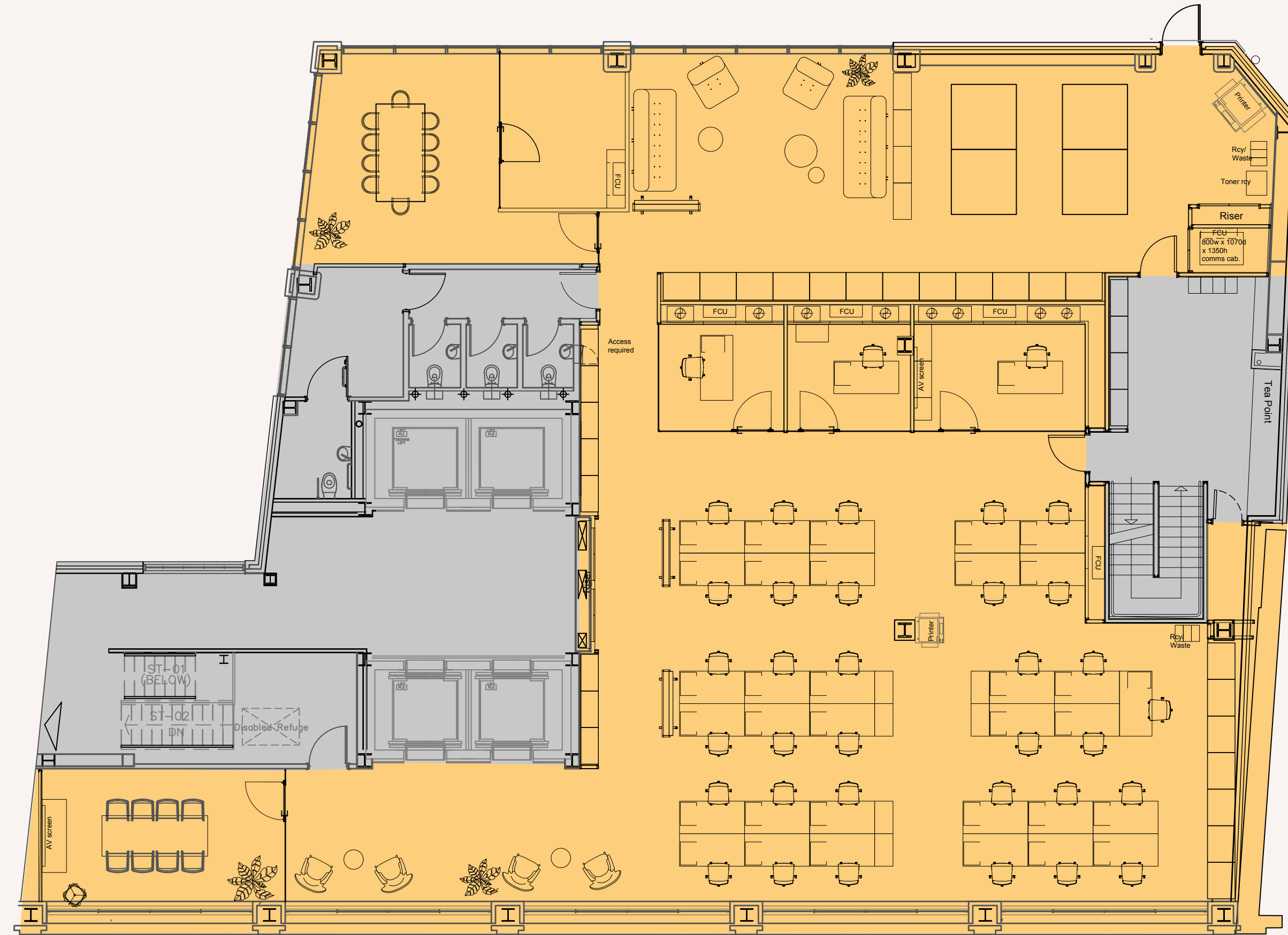
- Office
- Lifts & Facilities



AYLESBURY STREET

Second Floor
4,951 Sq Ft

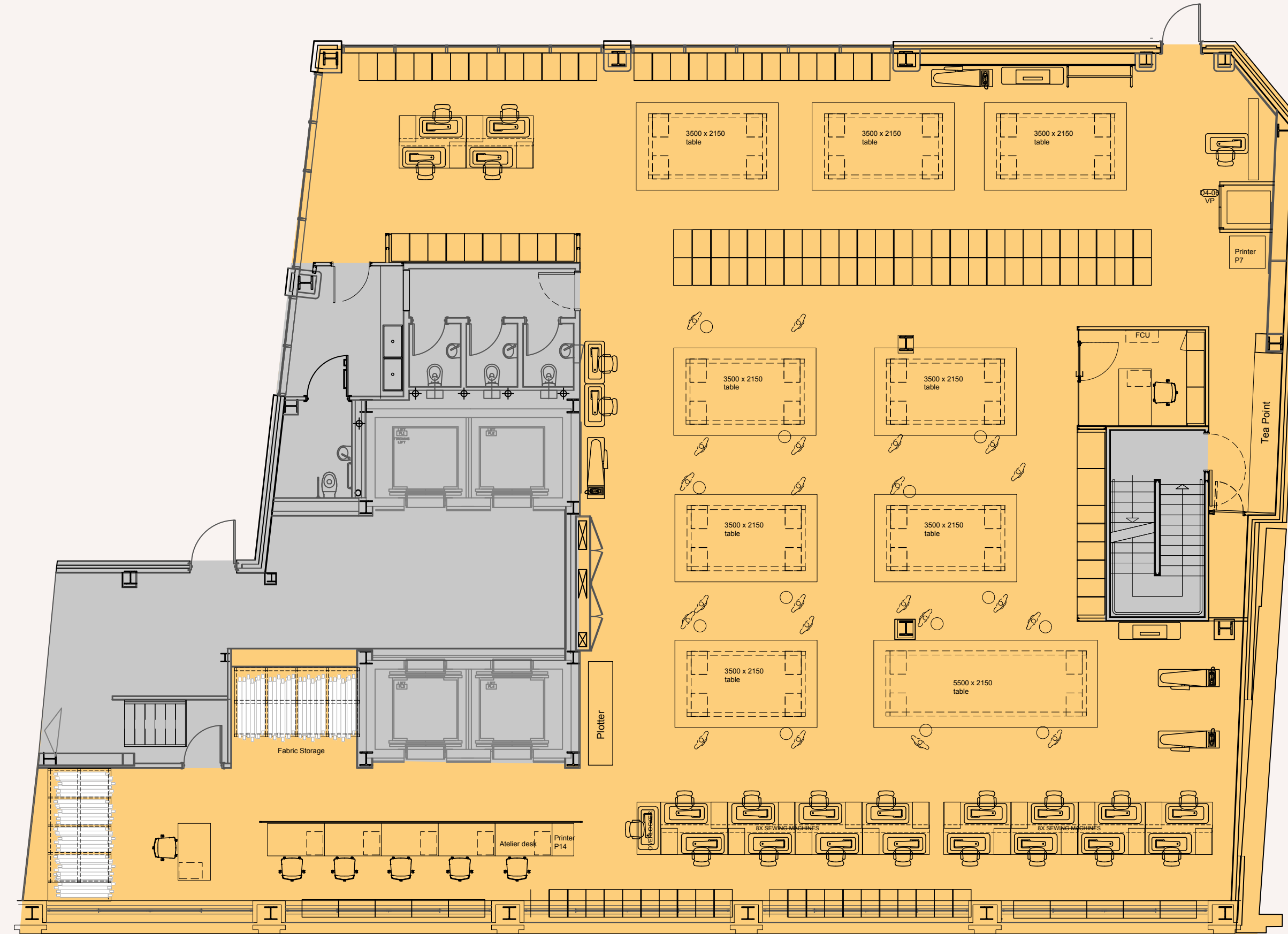
- Office
- Lifts & Facilities



AYLESBURY STREET

Fourth Floor
4,951 Sq Ft

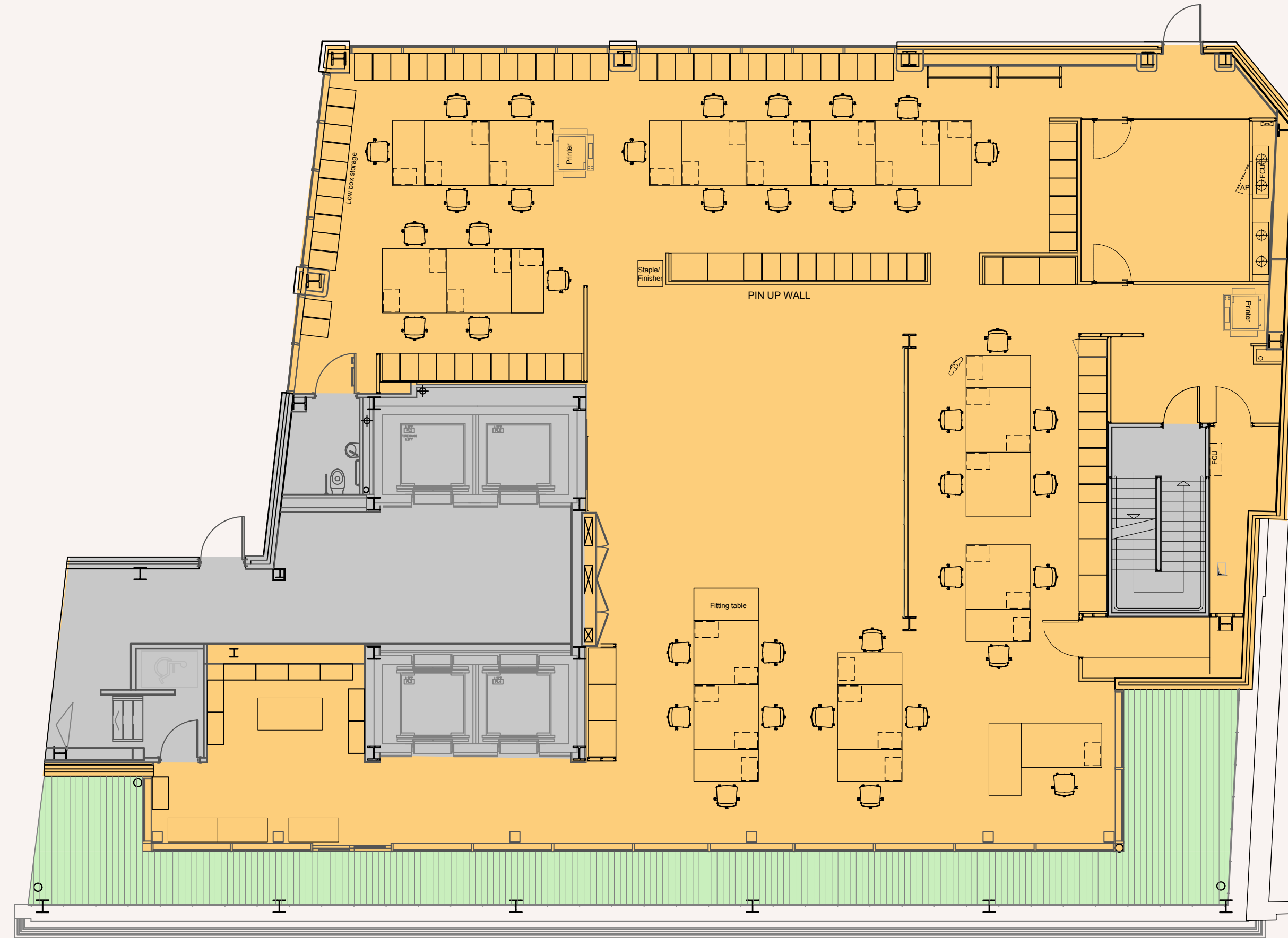
- Office
- Lifts & Facilities



AYLESBURY STREET

Fifth Floor
4,305 Sq Ft

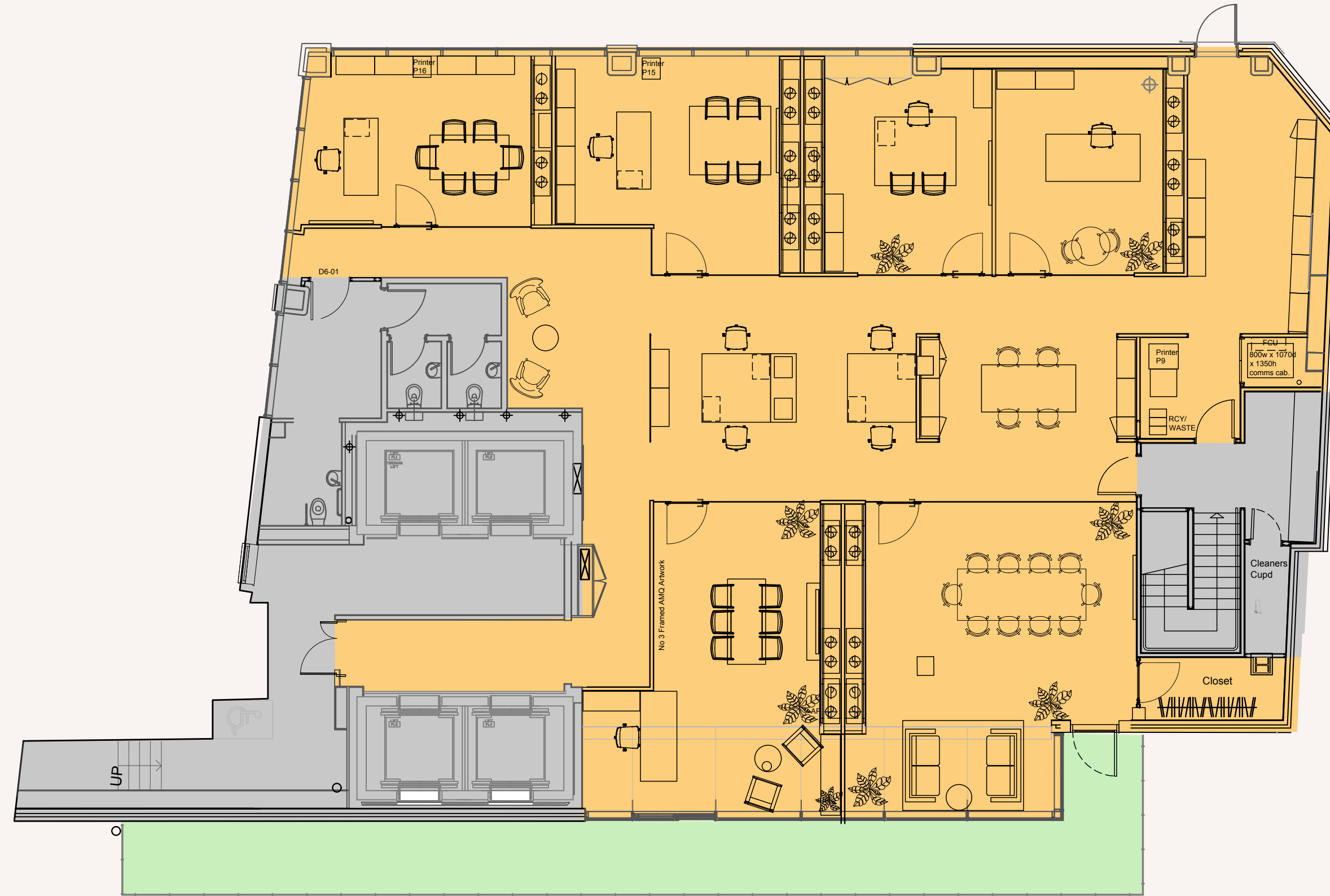
- Office
- Terrace
- Lifts & Facilities



AYLESBURY STREET

Sixth Floor
3,498 Sq Ft

- Office
- Terrace
- Lifts & Facilities



AYLESBURY STREET

THE EXPANSIVE, SUNLIT SEVENTH-FLOOR ROOF
TERRACE UNVEILS SWEEPING CITY VIEWS AND
LIMITLESS POSSIBILITIES.



TERMS

Available by way of assignment with a tenant only break option in September 2029 and a lease expiry of September 2032.

PASSING RENT

£1,995,000 per annum (circa £64.21 / Ft²)

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