

Compton

For Rent
**25 Amwell Street
Farringdon EC1**



Rarely available fully self-contained
educational use Grade II listed
building with large demised garden

For Rent

25 Amwell Street
Farringdon EC1R

Size

9,967 Ft²

Rent

£45 per sq ft

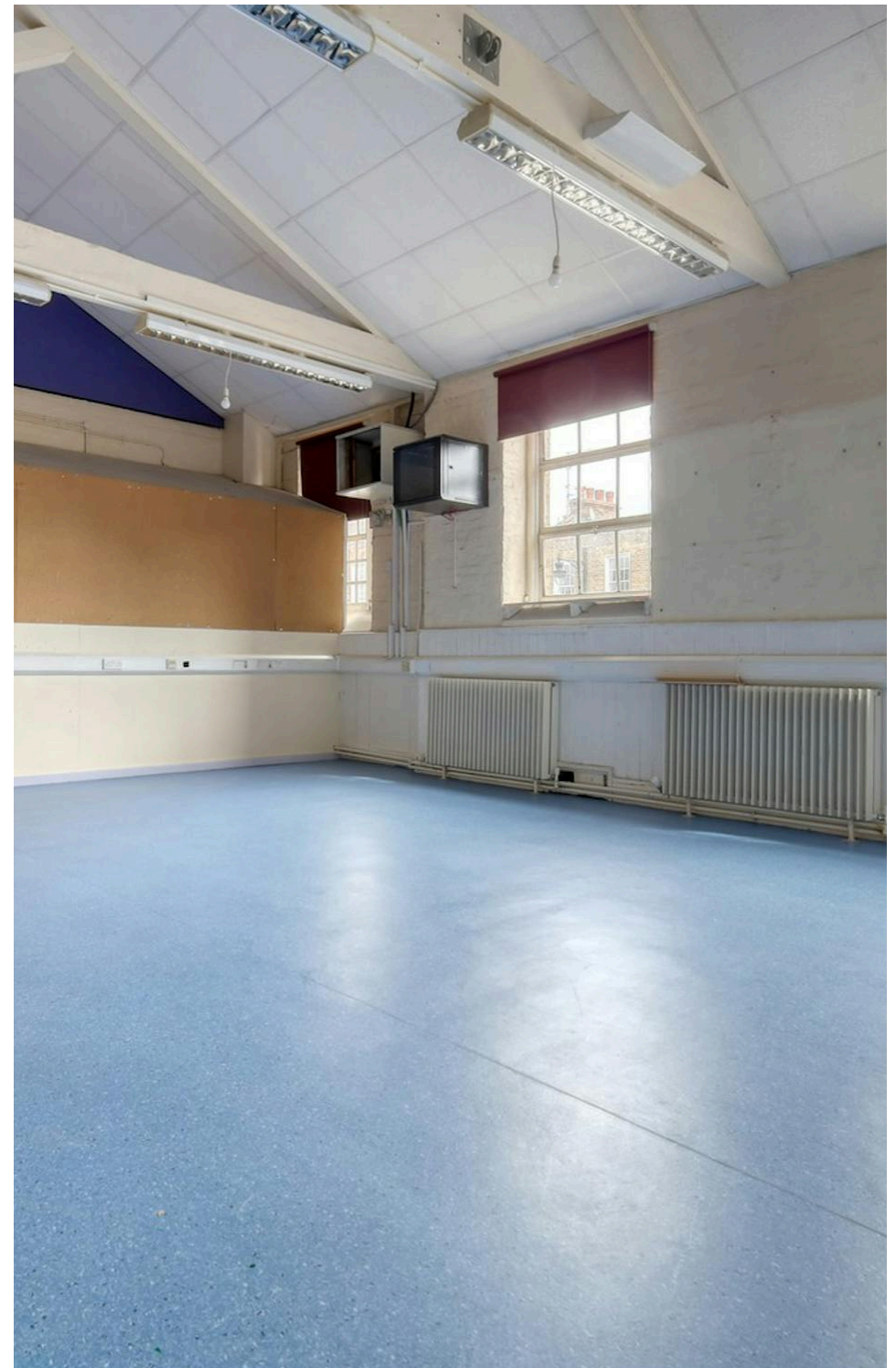
Fitout

Not Fitted

Description

This Grade II listed former school measures approximately 9,967 sq. ft. and is arranged across several floors. Rich in character, the property combines practicality with period charm, retaining original details such as the striking brick frontage, high ceilings, and robust cast-iron columns.

Designated under Use Class F1, the building is adaptable to a variety of uses, with strong potential for educational or religious purposes. Inside, the accommodation is versatile, incorporating a mix of open-plan areas alongside private offices, classrooms, kitchen space, and WC facilities.



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Size

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Rent

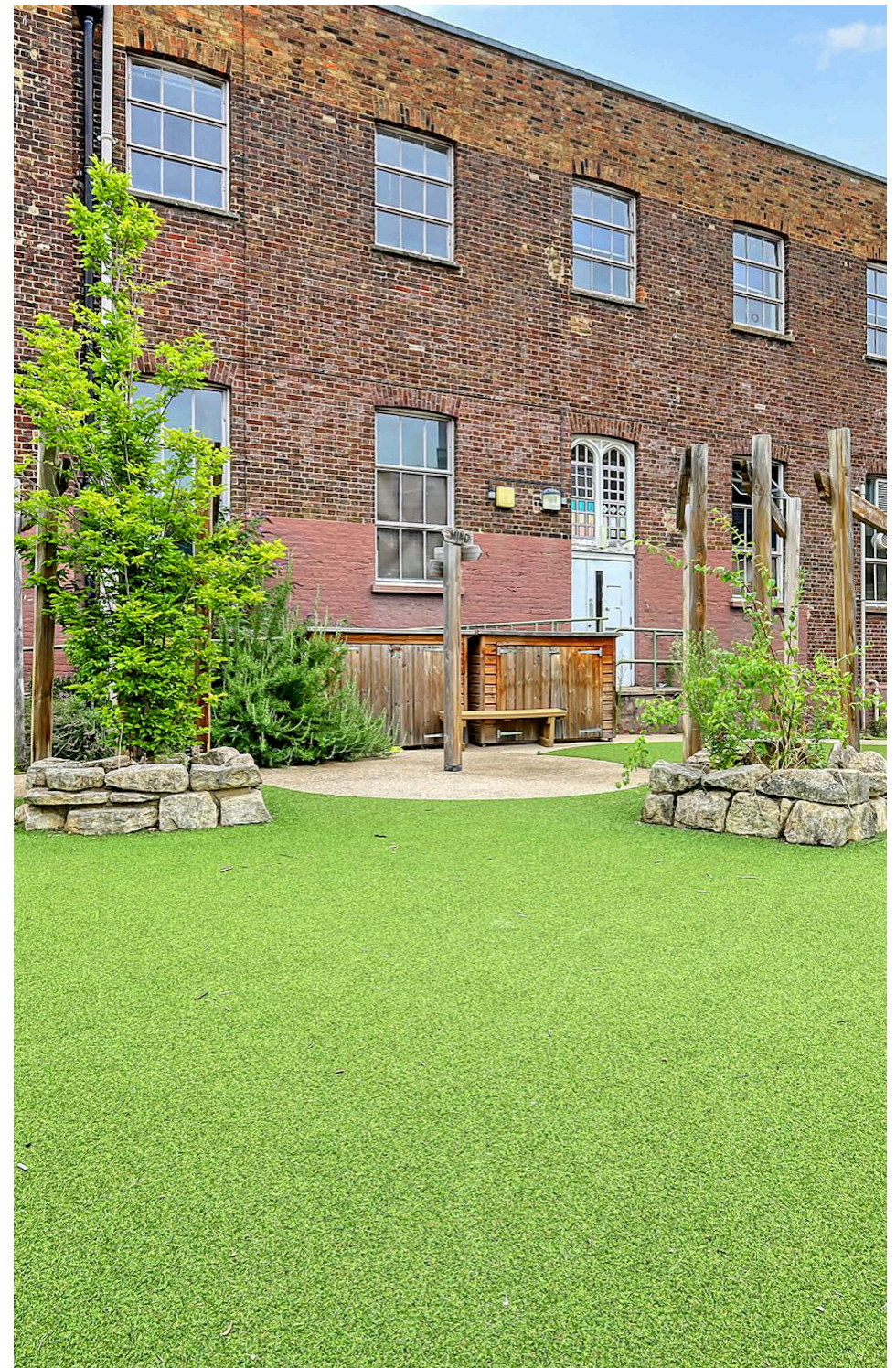
£45 per sq ft

Fitout

Not Fitted

Description

Outside, a substantial area once used as the school playground provides valuable external space, offering further amenity and flexibility for future occupiers.



For Rent

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Birdseye View

Size

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Rent

£45 per sq ft

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External



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Internal



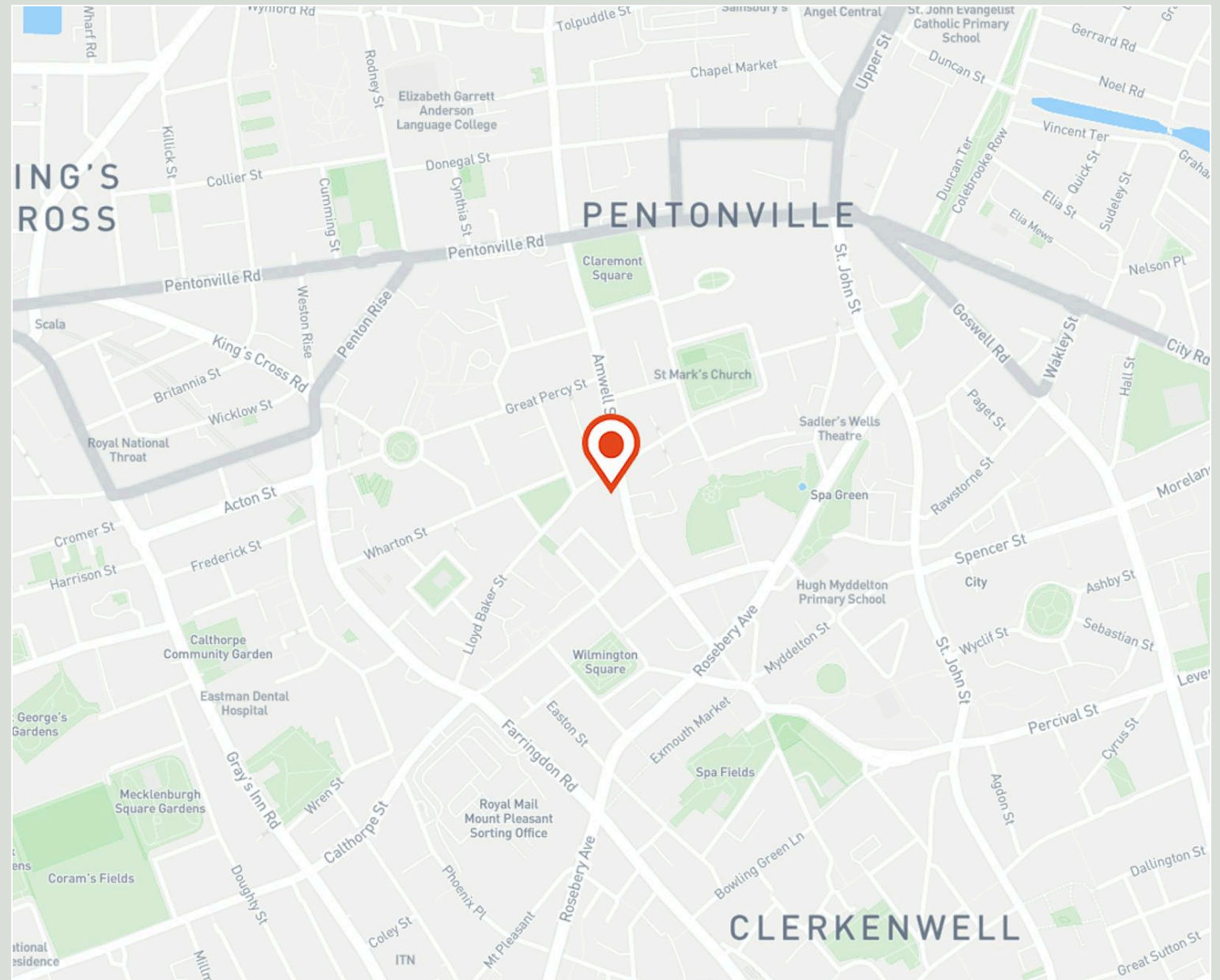
Internal

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Location

Located in Clerkenwell, this property benefits from a vibrant central London setting, combining characterful architecture with a dynamic business community. Excellent transport links are within walking distance, including Farringdon Station (Elizabeth Line, Thameslink and Underground) as well as Angel, Barbican and King's Cross St Pancras. Surrounded by cafes, restaurants and independent shops, Clerkenwell offers a lively atmosphere and unrivalled connectivity, making it an ideal base for businesses close to both the City and West End.



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Internal

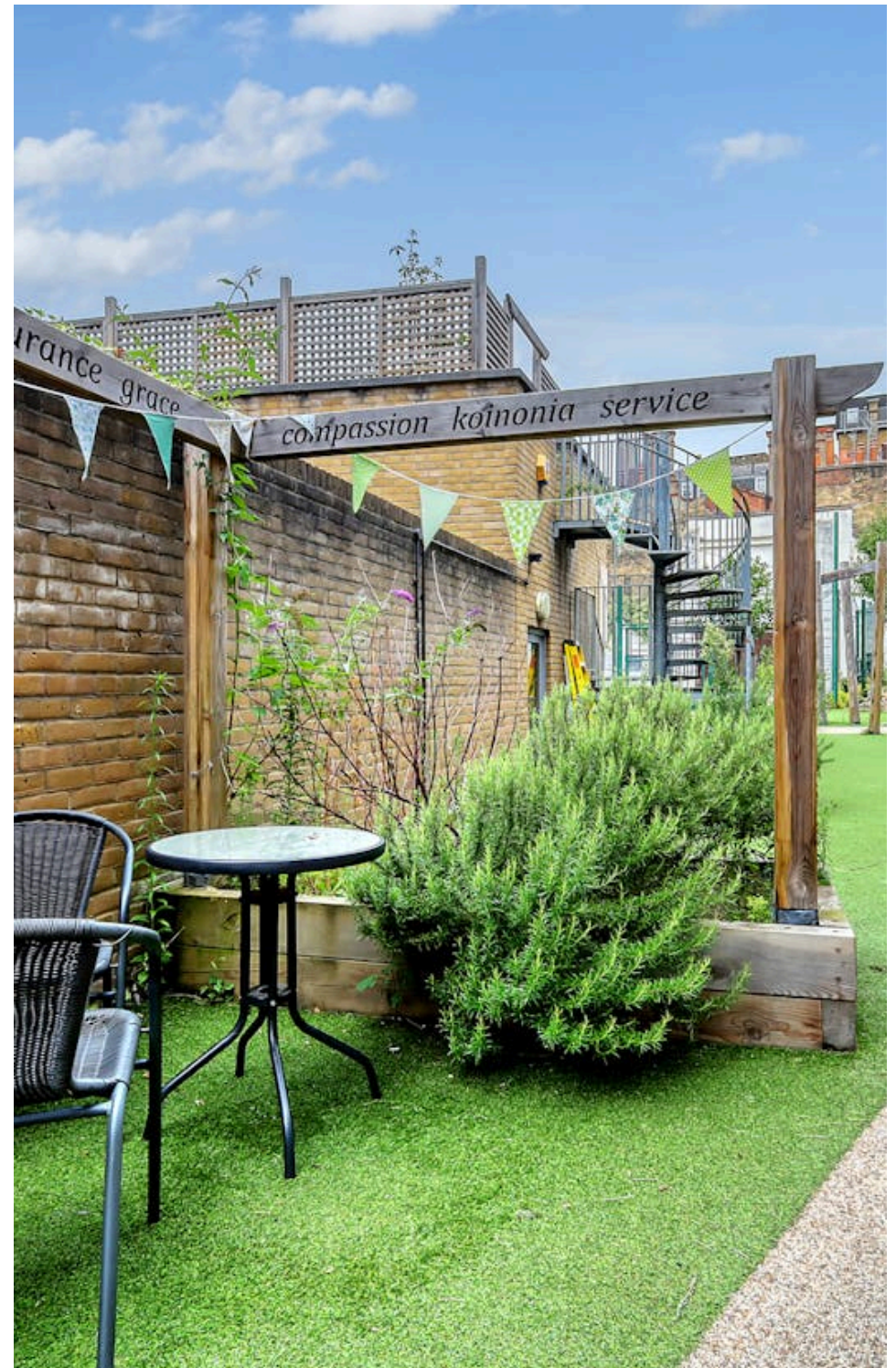


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Amenities

- Grade II listed former school
- F1 use class
- Large demised garden
- Versatile space with classrooms, offices, large kitchen and WC facilities
- Fully self-contained
- Exposed characterful features throughout
- Excellent floor to ceiling heights

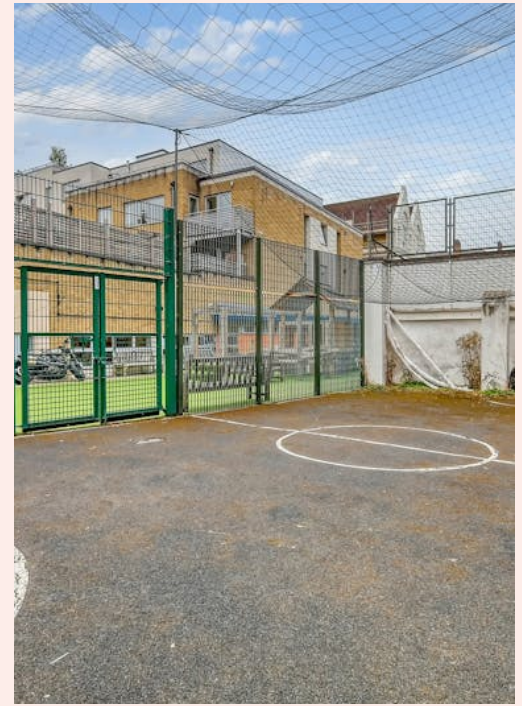


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Private Garden



Internal

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
1st	3,866	£45	£5.47	n/a	£50.47	£16,259.75	£195,117.02	Available
Mezzanine	980	£45	£5.47	n/a	£50.47	£4,121.72	£49,460.60	Available
Ground	4,844	£45	£5.47	n/a	£50.47	£20,373.06	£244,476.68	Available
Lower Ground	258	£45	£5.47	n/a	£50.47	£1,085.11	£13,021.26	Available
Total	9,948	£45	£5.47		£50.47	£41,839.64	£502,075.56	

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Tenure

New Lease

Availability

Available Immediately

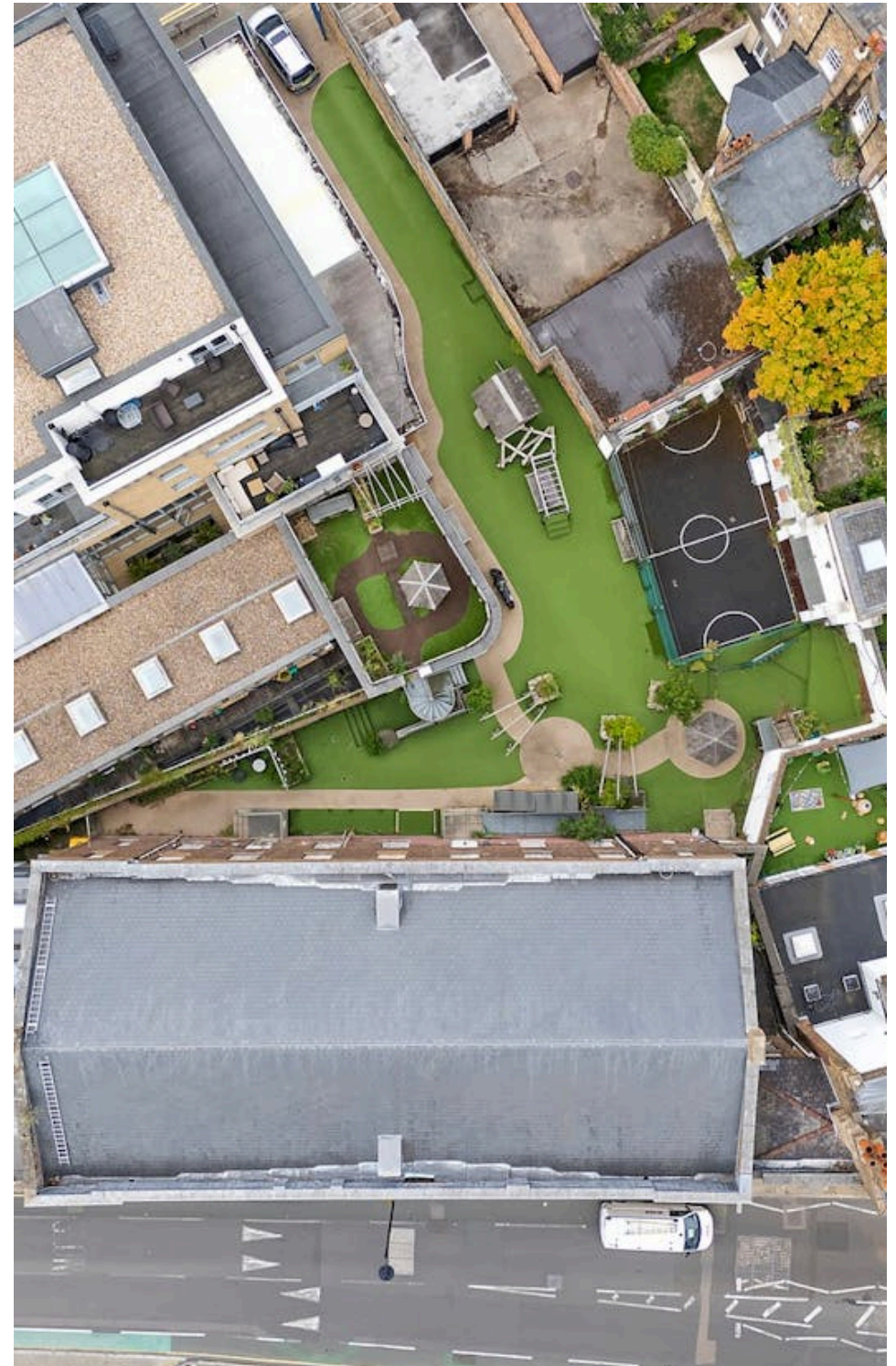
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