



Laystall House, 8 Rosebery Avenue

London, EC1R 4TD

Laystall House has been spectacularly refurbished offering modern office space behind a retained façade.

Size:

790 to 1,784 sq ft

Rent:

£47.50 per annum

Service Charge:

£18.58 per sq ft (2024/2025)

Business Rates:

£19.50 per sq ft

Terms:

New FR & I lease

- Attractive converted Victorian warehouse;
- Media style office space;
- CAT A+;
- Colt & BT Fibre;
- Showers & demised WCs

Interested?

Request more information.

020 3077 3456

comagency@danielwatney.co.uk

Description

Laystall House has been spectacularly refurbished providing modern office space behind a retained façade.

A number of the original warehouse features have been preserved and combined with exposed services and modern fittings blending the old and new seamlessly.

The lower ground floor offers fully fitted, plug and play accommodation with fibre connectivity.

Location

Located within a prime Clerkenwell position, Laystall House offers unique, high quality floor space ideally suited to tech and creative industries.

The building benefits from excellent transport connectivity which will be further enhanced with the Elizabeth Line at Farringdon Station approximately an 8 minute walk away.

Accommodation

The accommodation comprises of the following:

	sq ft	sq m	Rent	Availability
4th	790	73.39	£47.50 /sq ft	Available
1st	994	92.35	£47.50 /sq ft	Coming Soon
Total	1,784	165.74		

Specification

- Fully fitted
- Timber effect floors;
- Galvanised steel perimeter trunking;
- Suspended LED lighting;
- VRF air conditioning;
- Fibre connection;
- Secure entry system;
- WCs and showers; and
- Passenger lift.

EPC

B (50)

Business Rates

Rates payable: £19.50 per sq ft



Will Easterfield

07923 168020
weasterfield@danielwatney.co.uk

Ross Crummev

07714956016
rcrummev@danielwatney.co.uk

Charlie Browne

07787 123448
cbrowne@danielwatney.co.uk

Frank Hawkins

07394 802 1234
FHawkins@danielwatney.co.uk