



TO LET

790 TO 1,784 SQ FT

(73.39 TO 165.74 SQ M)

£47.50 PER ANNUM

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

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

Laystall House, 8 Rosebery Avenue, London, EC1R 4TD

Summary

Available Size	790 to 1,784 sq ft
Rent	£47.50 per annum
Rates Payable	£19.50 per sq ft
Service Charge	£20.01 per sq ft (2024/2025)
EPC Rating	B (50)

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; Farringdon Station is just a 7-minute walk away, offering access to the Elizabeth Line, Crossrail, Circle, Metropolitan and the Hammersmith & City lines and Chancery Lane located 8 minutes away granting access to the Central Line.

Furthermore, Leather lane food market starts around the corner from Laystall House, providing a wide range of lunch options to occupiers.

Accommodation

The accommodation comprises of the following;

Name	sq ft	sq m	Rent	Availability
4th	790	73.39	£47.50 /sq ft	Available
1st	994	92.35	£47.50 /sq ft	Available
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.

Terms

New FR & I lease



Viewing & Further Information



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