



**GLASSHOUSE YARD / FITTED / 7,381 SQ FT**



**IN THE HEART OF CLERKENWELL  
LIES GLASSHOUSE YARD, A  
NEWLY REFURBISHED BUILDING  
OFFERING A SELECTION OF  
EXCELLENT HIGH-QUALITY  
FITTED OFFICE SPACES.**

The building has undergone a thorough renovation where each floor has been fully fitted to deliver a seamless Plug & Play offering, complemented by stylish interiors throughout.

The space has been designed to provide a comfortable, productive and collaborative working environment, which is conducive to business growth and success.





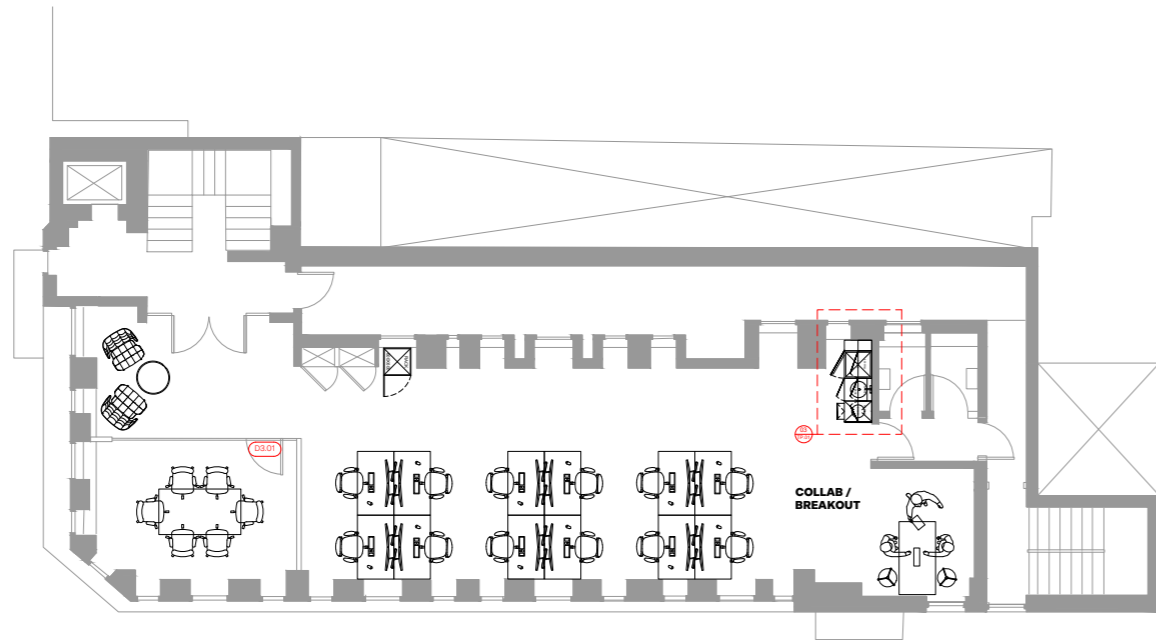


# Schedule of Areas

Floor	Size - SQ FT	Rent / SQ FT	Service Charge / SQ FT	Rates / SQ FT	Staus
3rd	1,206	£62.50	£5.50	£12.33	Available
2nd	1,625	£62.50	£5.50	£17.72	Available
1st	1,625	£62.50	£5.50	£18.65	Available
Ground (& Lower Ground)	2,295	£62.50	£5.50	£20.91	Available
<b>Total</b>	<b>7,381</b>				

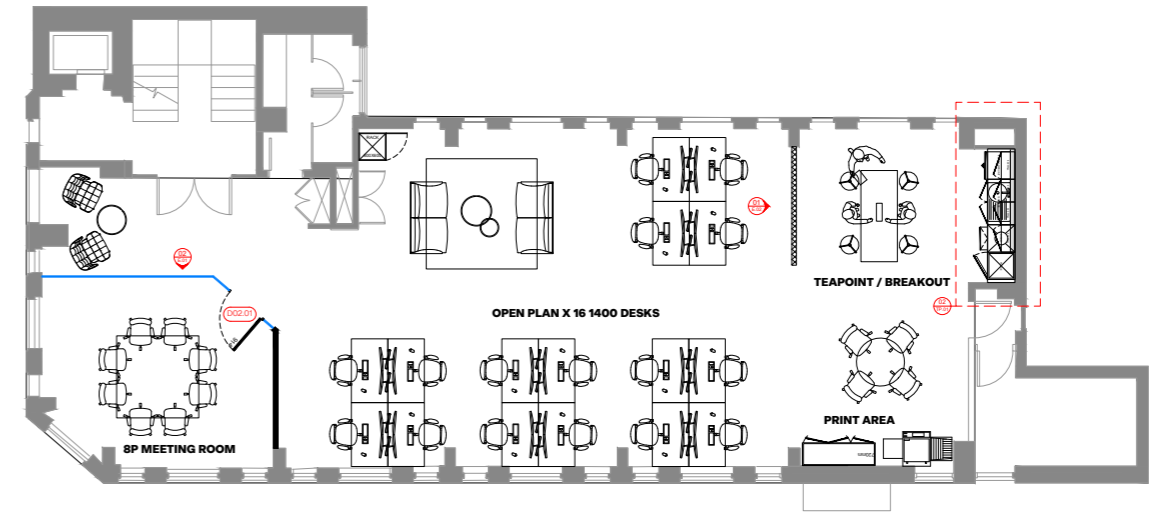
## FULLY FITTED 3<sup>RD</sup> FLOOR 1,206 SQ FT / 112 SQ M

- 12 Workstations
- Meeting rooms: 1 x 6 person
- Breakout spaces: 2



## FULLY FITTED TYPICAL FLOOR 1,625 SQ FT / 151 SQ M

- 16 Workstations
- Meeting rooms: 1 x 8 person
- Breakout spaces: multiple

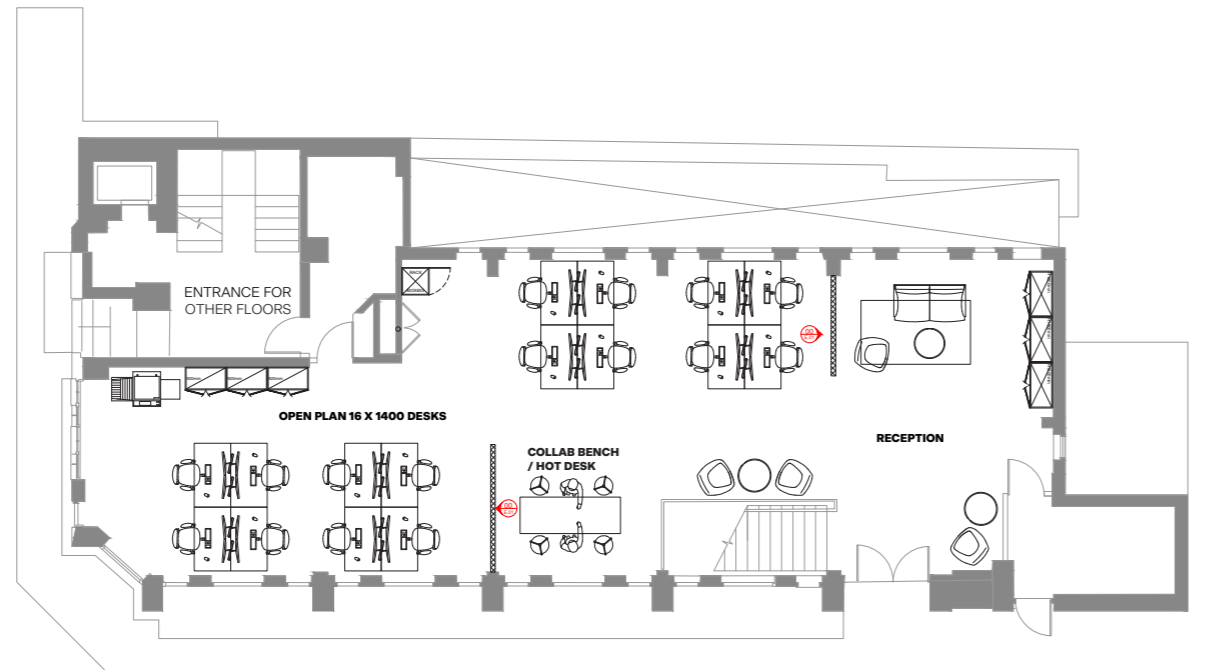


# FULLY FITTED GROUND & LOWER GROUND FLOOR

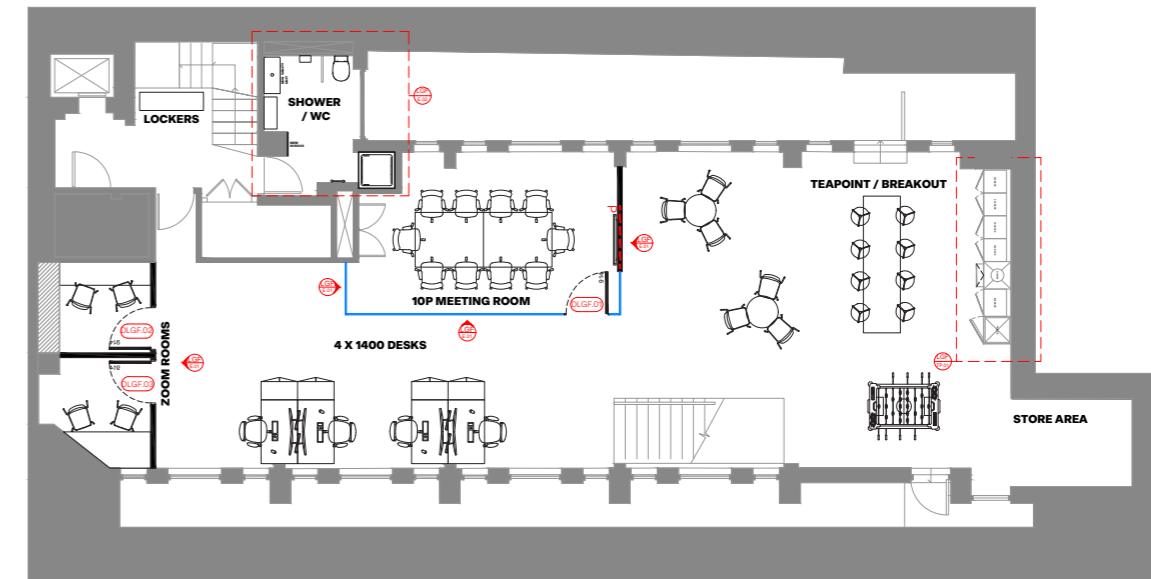
## 2,925 SQ FT / 272 SQ M

- 20 Workstations
- Meeting rooms: 1 x 10 person
- Breakout spaces: multiple
- 2 x 2 person zoom rooms
- Self contained entrance

### Ground Floor



### Lower Ground Floor





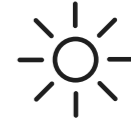
**EXCEPTIONAL  
TRANSPORT LINKS**

The building is moments away from Barbican & Farringdon & Moorgate stations.



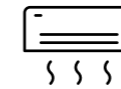
**PLUG & PLAY  
OPTIONS**

Newly refurbished, fully fitted workspaces available.



**ABUNDANCE OF  
NATURAL LIGHT**

The floors are light filled with windows on either side of each floorplate.



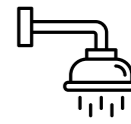
**AIR  
CONDITIONING**

The building benefits from ventilation and air conditioning throughout.



**PRE-INSTALLED  
FIBRE**

The building has pre-installed fibre connectivity.



**END-OF-JOURNEY  
FACILITIES**

High quality end-of-trip and shower facilities within the building.



**LEASE  
TERMS**

Flexible lease terms are available.

# Touch

Get in

## Natalie Lelliott

**Phone /** +44 7776 388 567

**Email /** natalie@tlg.london

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## Mia Solomon

**Phone /** +44 7835 139 168

**Email /** mia@tlg.london

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## Team TLG

**Phone /** +44 203 285 8300

**Email /** hello@tlg.london

**Web /** tlg.london

**Social /** tlg-london

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