

Compton

For Rent
**10a Northburgh Street
Clerkenwell EC1**



Self-contained shell and core unit
with warehouse features suitable for
a variety of uses available.

For Rent

10a Northburgh Street
Clerkenwell EC1V

Size

7,102 Ft²

Rent

£35 per sq ft

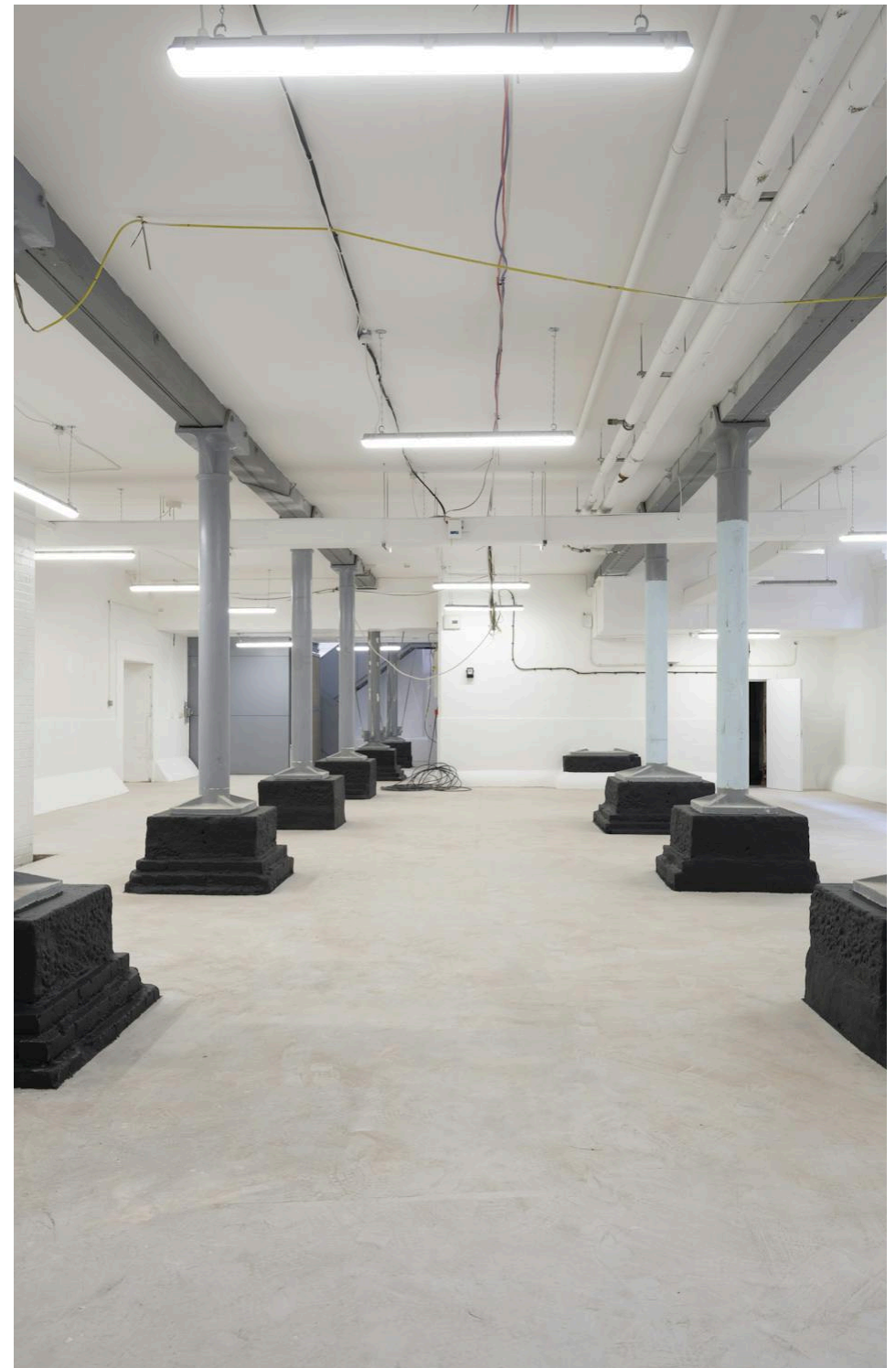
Fitout

Not Fitted

Description

The Ground and Lower Ground floors at 10a Northburgh Street provide a self contained warehouse style unit. The glass frontage provides excellent branding opportunities for any potential occupier. The space is connected via an internal staircase and benefits from original cast iron columns throughout.

The space could work for a variety of users such as Office, Showroom, Gym or Leisure users.



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Internal

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£35 per sq ft

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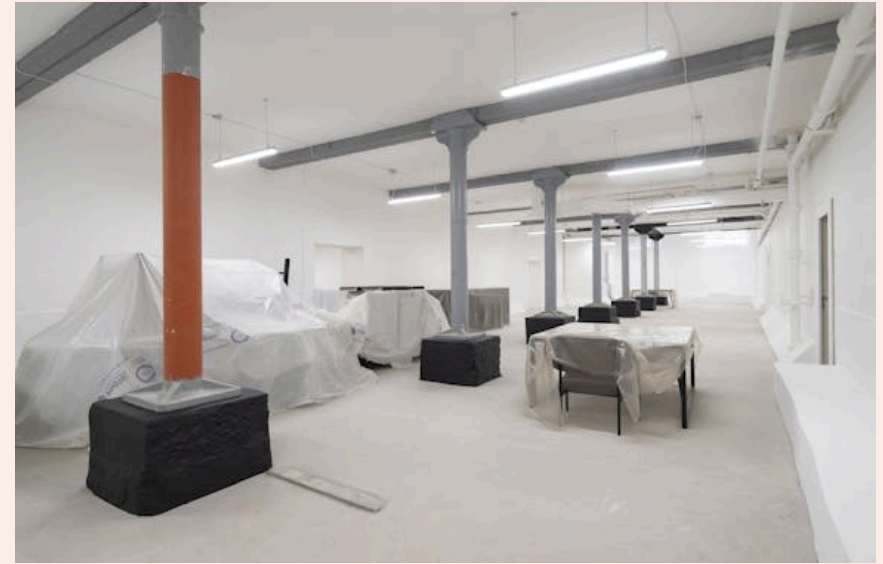
Internal



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Location

Nestled in the vibrant heart of Clerkenwell & Farringdon, Northburgh House on Northburgh Street offers a hidden gem of an office location that is both secluded and well-connected.

Surrounded by a thriving community of independent coffee shops, timeless British pubs, and renowned dining establishments, this area is a sought-after destination for tech start-ups, headquarters, and creative enterprises.

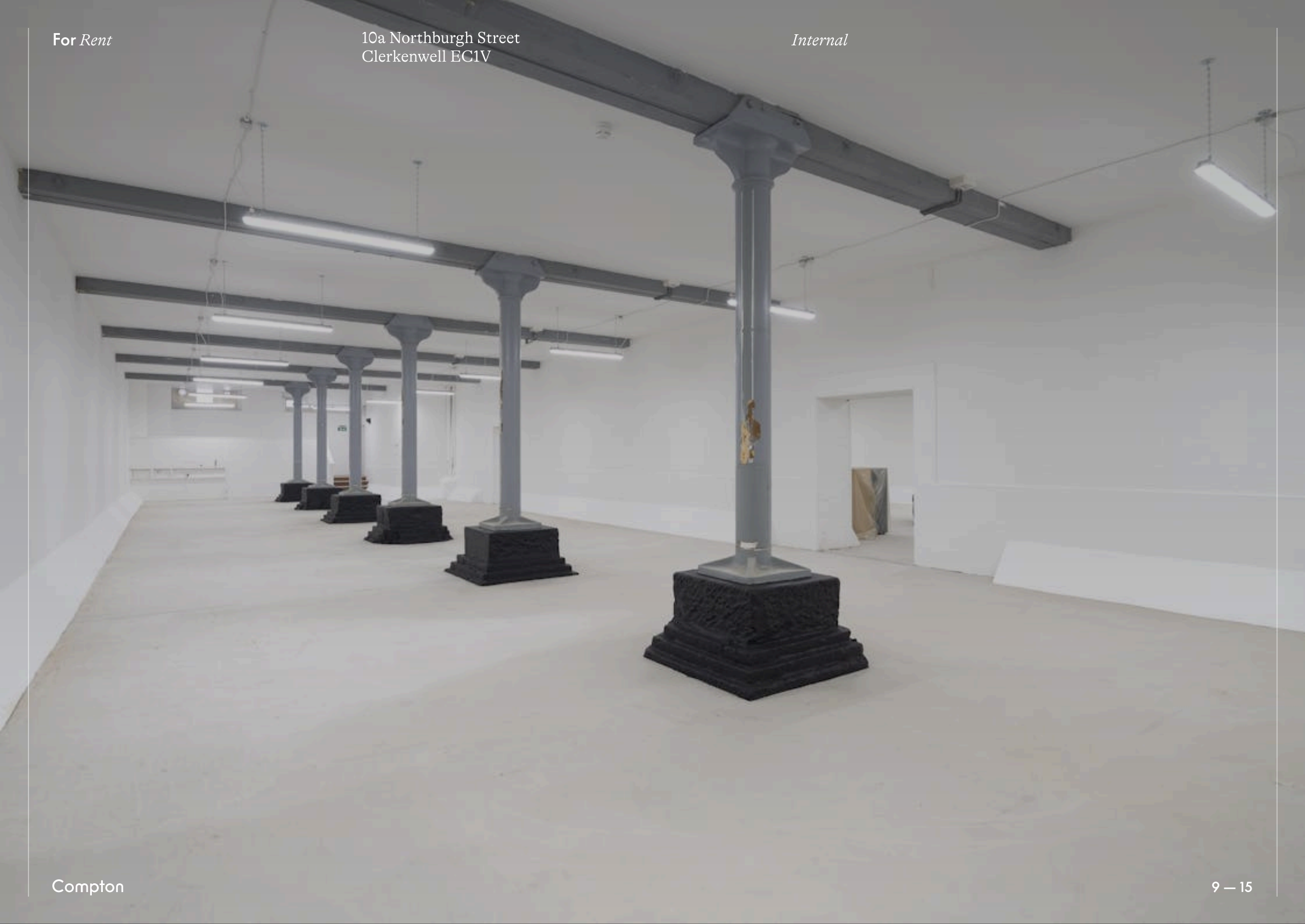
The property enjoys excellent transport links to Farringdon, Barbican, and Old Street stations, making it easy for occupiers and their staff to travel in and out of the city. The arrival of the highly anticipated Elizabeth Line (Crossrail) has only enhanced the already exceptional connectivity of this prime location.



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Internal

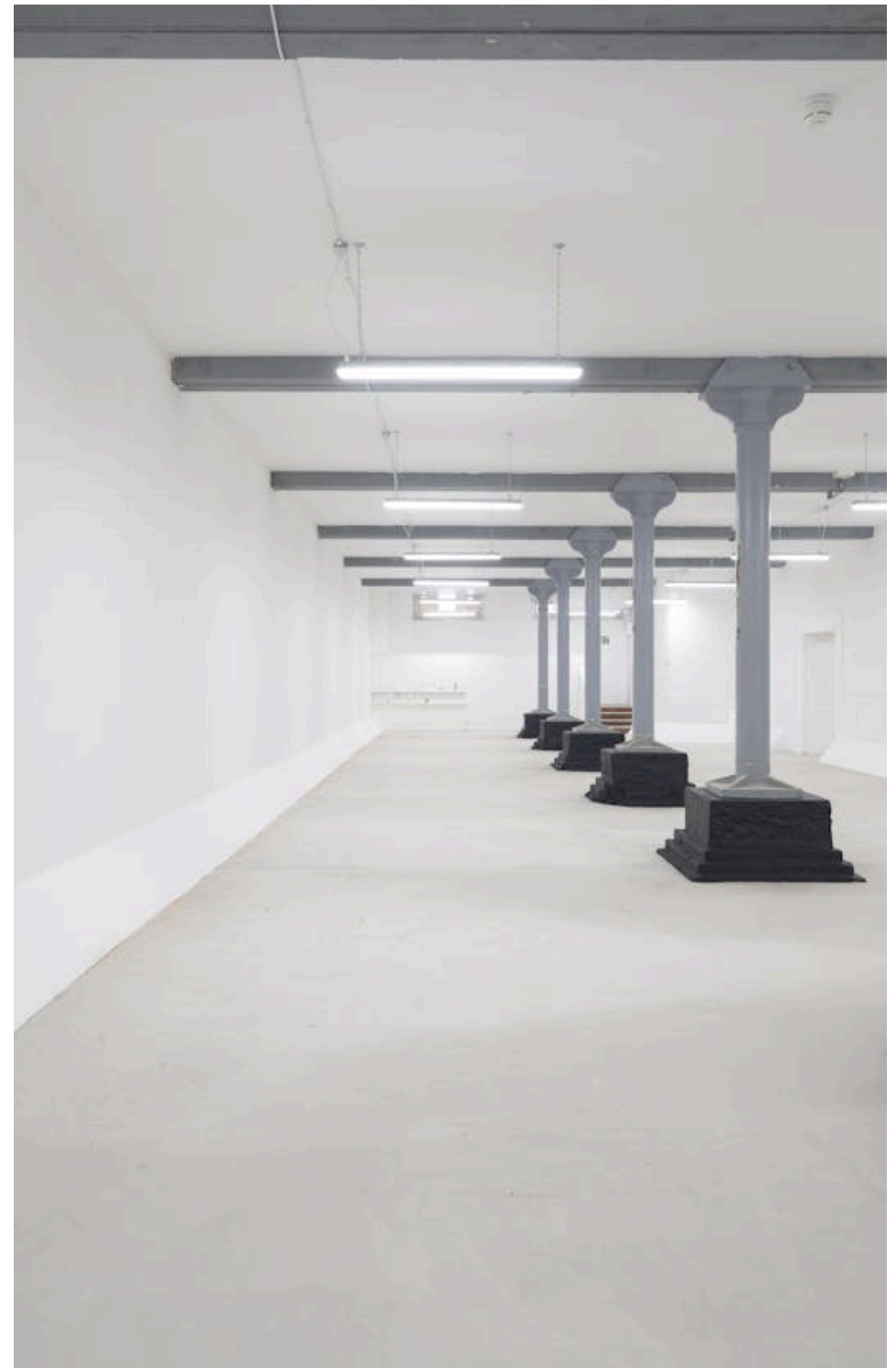


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Amenities

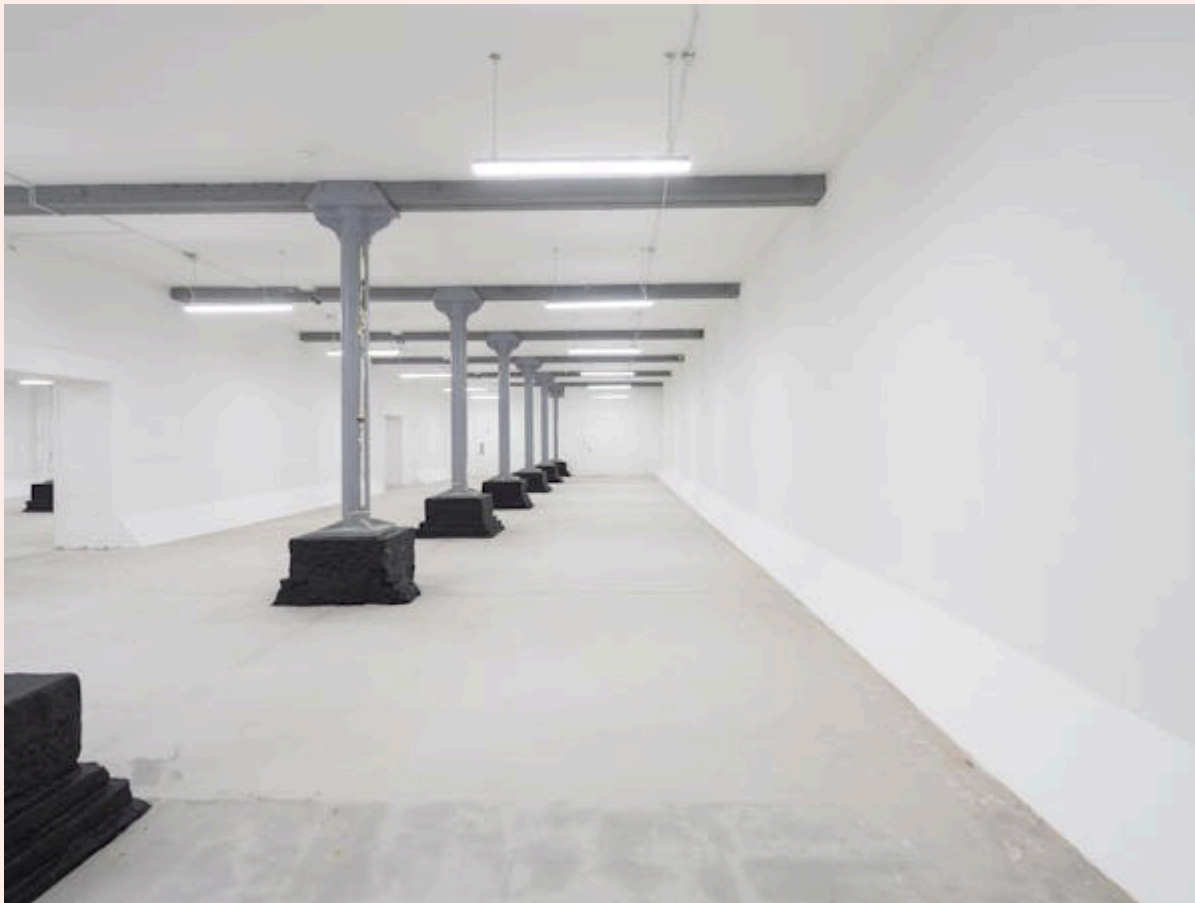
- Fully self-contained
- Ground & Lower Ground Duplex
- Shell and Core finish
- DDA compliant lift
- Glass window frontage
- Branding opportunities
- Warehouse style building
- Suitable for a variety of uses
- Excellent floor to ceiling height



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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
Unit - Ground & Lower Ground	7,102	£35	£9.88	£12.30	£57.18	£33,841.03	£406,092.36	Available

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Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord.

VAT

The property is elected for VAT.

Local Authority

The London Borough of Islington.

Tenure

New Lease

Availability

Available Immediately

Compton Concierge

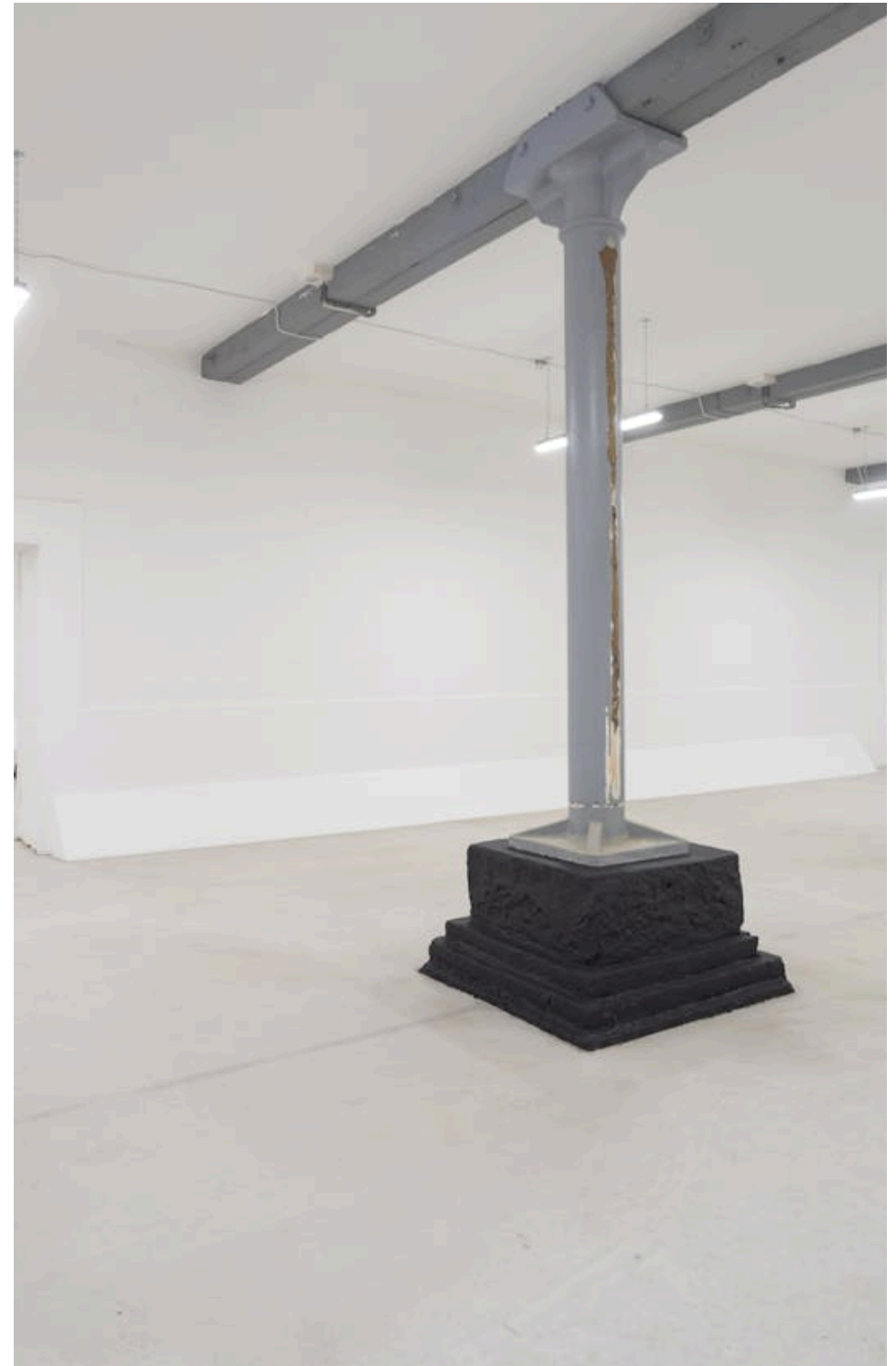
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Content

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