

# Compton

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## Clerkenwell

44-46 Sekforde Street  
Clerkenwell  
EC1R 0HA

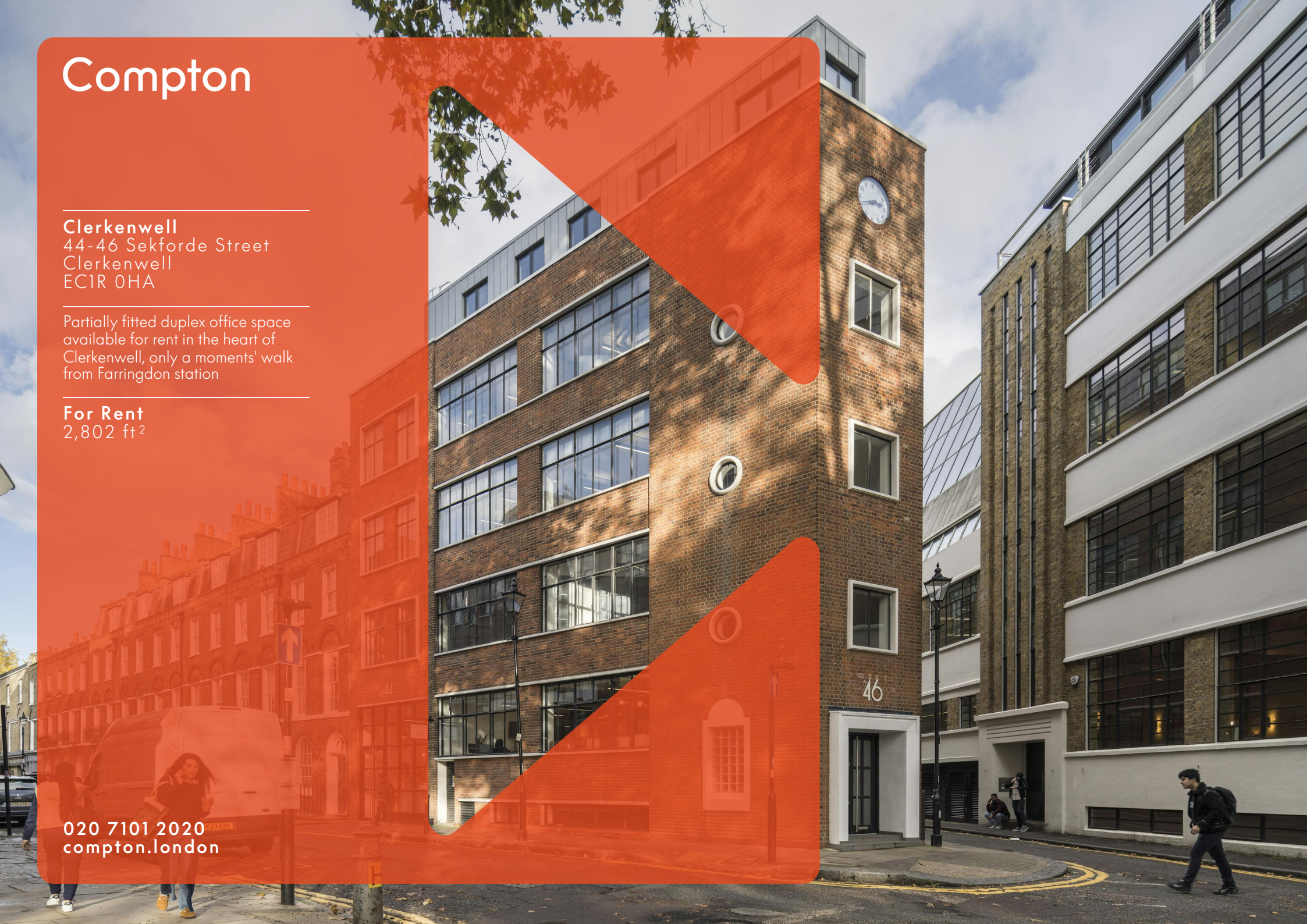
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Partially fitted duplex office space  
available for rent in the heart of  
Clerkenwell, only a moments' walk  
from Farringdon station

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**For Rent**  
2,802 ft<sup>2</sup>

020 7101 2020  
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## Location

Firmly established as the location of choice for architectural practices, design studios and high-end showrooms, Clerkenwell has more recently added the TMT sector to its continually growing list of fans. Several headquarters buildings now sit among the colossal collection of creative enterprises and a remarkable dining and drinking scene, making Clerkenwell one of London's most exciting and alluring places to work.

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## Amenities

- Partially fitted duplex office
- Kitchenette in situ
- Modern suspended lighting
- Meeting rooms in situ
- Wood flooring throughout
- Fantastic natural daylight on two elevations
- Bike storage & showers
- Passenger Lift

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## Description

44-46 Sekforde Street offers two fully fitted office floors in the heart of London's creative quarter.

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## Content

View in Virtual Reality



Watch the film



View on Website



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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
3rd - & 4th Floor	2,802	£69.50	£21.04	£9.03	£99.57	£23,249.60	£278,995.14	Available
2nd	1,512	£65	£19.81	£9.03	£93.84	£11,823.84	£141,886.08	Under Offer
1st	1,507	£65	£19.88	£9.03	£93.91	£11,793.53	£141,522.37	Let
Total	5,821	£66.50	£20.24	£9.03	£95.77	£46,866.97	£562,403.59	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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