

# Compton

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## Clerkenwell

Glasshouse Yard  
20-25 Glasshouse Yard  
EC1A 4JT

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Plug & Play office space available  
for rent next to Barbican Station  
(Elizabeth Line Entrance)

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### For Rent

1,206 to 5,756 ft<sup>2</sup>

020 7101 2020  
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## Location

The building is brilliantly located within Glasshouse Yard which is within a one minute walk of Barbican Station and the newly opened Crossrail Station at both Farringdon and Barbican.

Clerkenwell sits between Shoreditch and the West End, and its character is somehow both unique and a composite of its neighbours.

The area's rich history is unsurprising given its proximity to the City of London, and it's perhaps this sense of richness – in culture, the arts, creativity, commerce and architecture – that gives Clerkenwell its distinctive charm.

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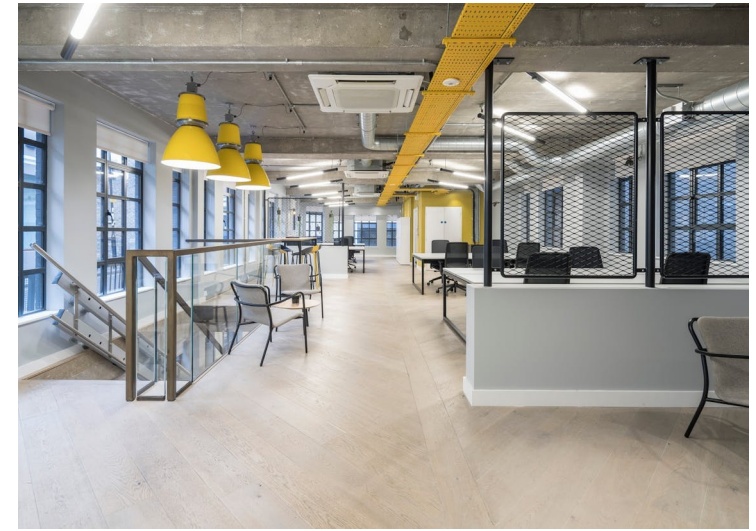
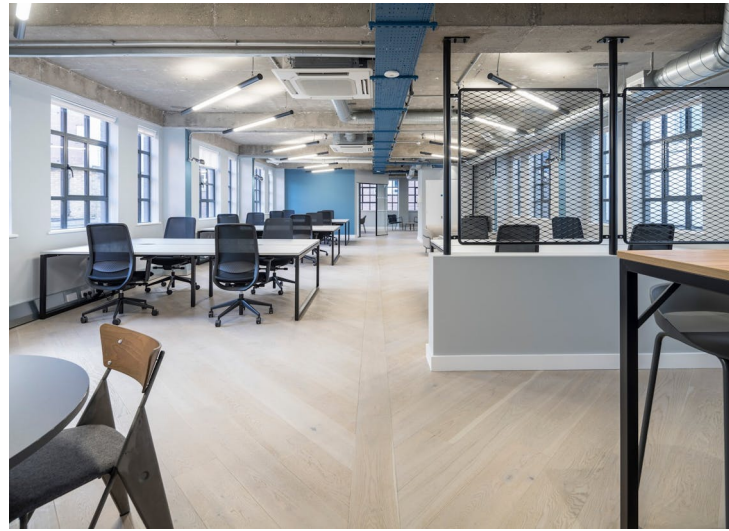
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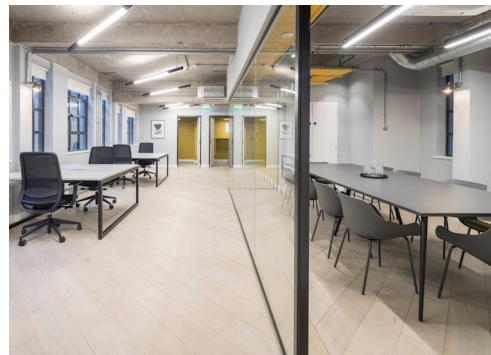
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## Amenities

- Fully fitted PLUG & PLAY office space
- Furniture and internet connection from day one
- Service Charge is Inclusive of; demised water, demised electricity and plug and play internet with a lease line upto 1GB.
- 16 Desks
- 8 Person Meeting Room
- 2 collab / breakout space
- 1x Teapoint
- Air conditioning throughout
- Demised WC's
- End of trip / Shower facilities

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## Description

Glasshouse Yard, situated in the heart of Clerkenwell comprises 7,300 ft<sup>2</sup> of beautifully refurbished office space. The building is fully self-contained but can also be leased on a single floor basis.

All of the available floors have been fully fitted and furnished to create fully Plug & Play office suites ready to be occupied, with excellent floor-to-ceiling heights, which flood the space with natural daylight along with high quality furnishings and exposed services.

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## Content

Watch the film



View on Website



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## Terms

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

## Possession

Available

## VAT

The property is elected for VAT

## Local Authority

The London Borough of Islington

## 3rd Floor - What's Included?

12 Desks  
1 six person meeting room  
2 collab / breakout space  
Private kitchen

## 2nd Floor - What's Included?

16 Desks  
1 eight person meeting room  
2 collab / breakout space  
Private kitchen

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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd	Fully Fitted	1,206	£62.50	£16.30	£10.74	£8,998.77	£107,985.24	Available
2nd	Fully Fitted	1,625	£62.50	£18.14	£10.74	£12,374.38	£148,492.50	Available
1st	Fully Fitted	1,625	£62.50	£18.65	£10.74	£12,443.44	£149,321.25	Let
Ground	& Lower Ground	2,925	£57.50	£15.87	£10.74	£20,501.81	£246,021.75	Available

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## Contact Us

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

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