



London, EC1R 0AN

To Let | 20,162 sq ft

Exciting self-contained HQ opportunity in the heart of Clerkenwell.



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Summary

- Rent: £55 per sq ft
- Business rates: £17.60 per sq ft
- Lease: New Lease

Further information

- [View details on our website](#)

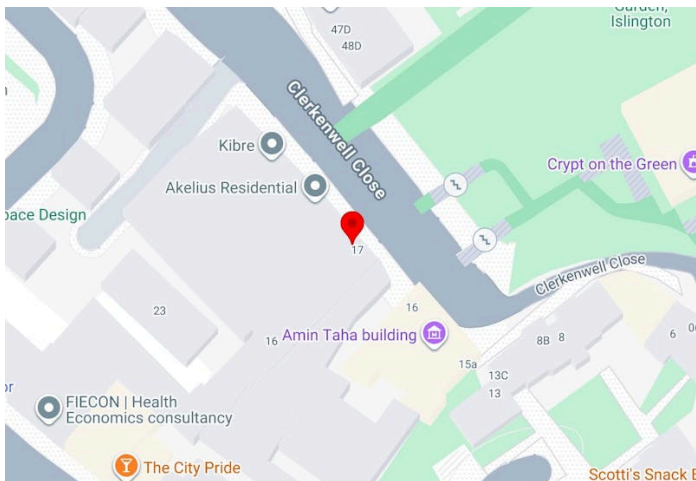
Contact & Viewings



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Key Points

- Self Contained HQ Opportunity
- Planning for Substantial Roof Terrace Amenity
- CAT A Contribution
- Air Conditioning
- Passenger Lift
- Characterful Features
- Dual Aspect
- EPC B
- Secure Cycle Storage
- Shower Facilities

Description

16-17 Clerkenwell Close offers a rare opportunity to secure a self-contained HQ in the heart of Clerkenwell, overlooking St James' Church

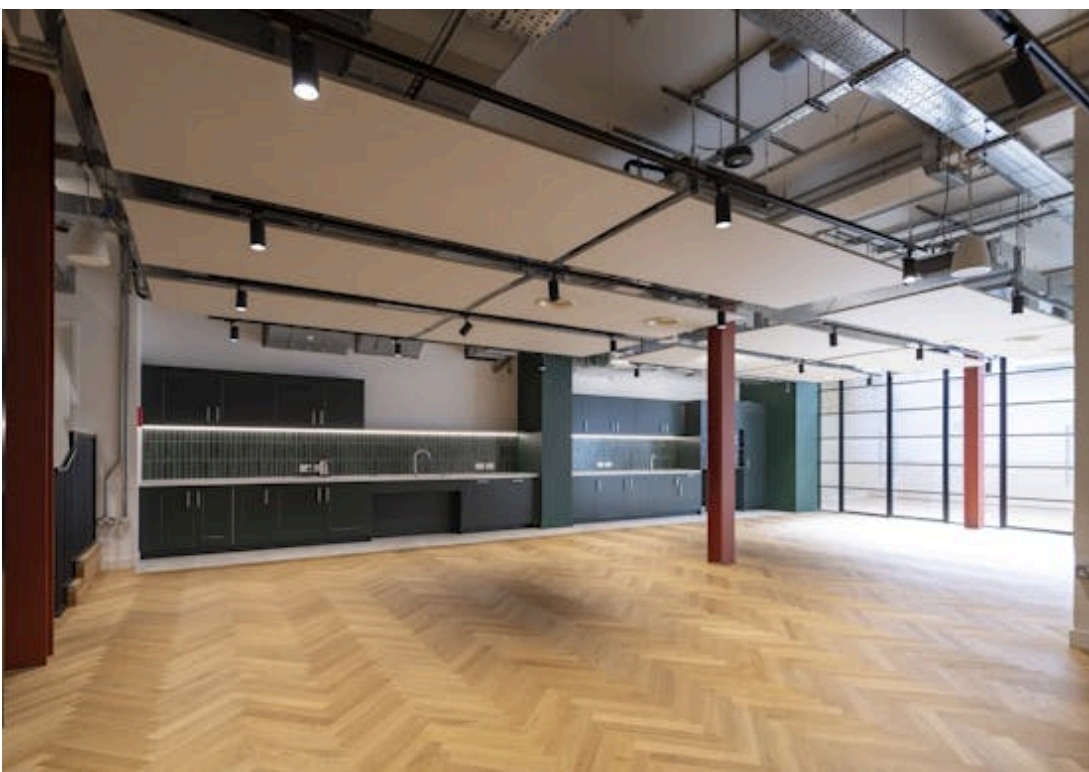
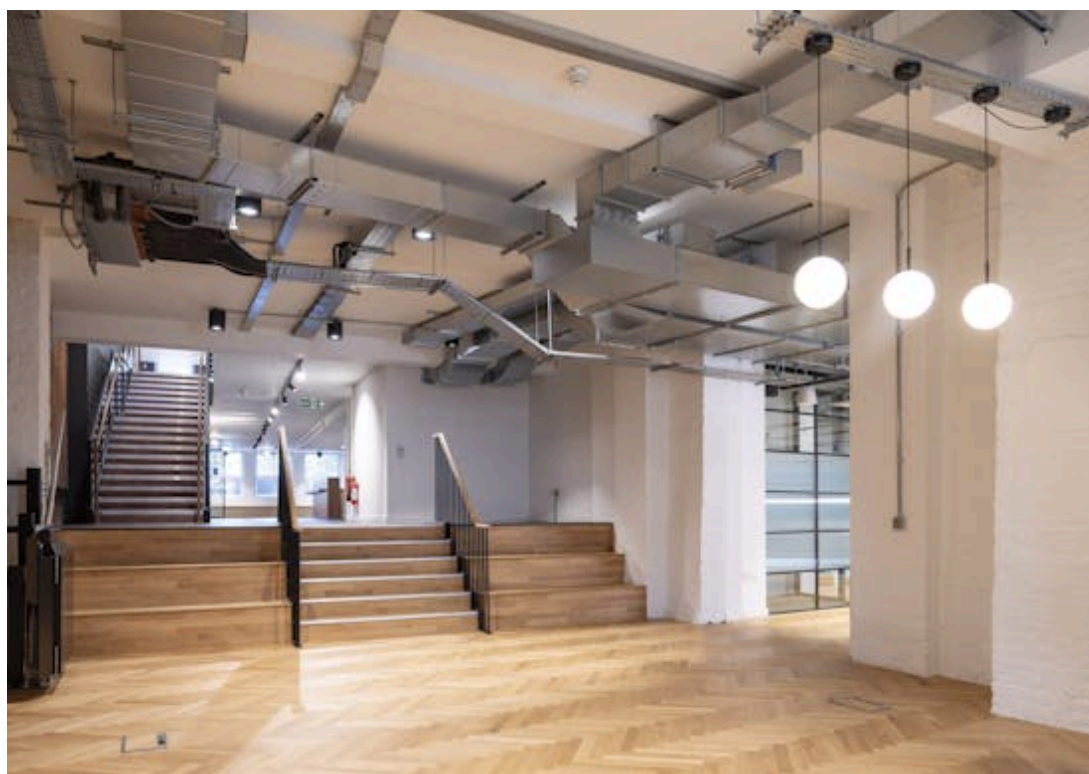
Garden. This striking warehouse-style office building combines character with functionality, providing flexible open-plan space that's perfect for creative and dynamic businesses. The property's distinctive design makes it an inspiring workplace, while a current planning application for a roof terrace adds further potential for amenity and outdoor space. Positioned in one of London's most sought-after districts, this building is an exciting opportunity for occupiers seeking a standout HQ presence.

Farringdon and Barbican stations are just a short walk, offering unrivalled connectivity across London and beyond. The area is renowned for its vibrant mix of restaurants, cafés and bars, perfect for client entertaining or team socials. Nearby gyms, fitness studios and wellness facilities support a healthy work-life balance, while the historic charm and creative energy of Clerkenwell provide an inspiring setting. This prime location ensures businesses benefit from both convenience and culture.

Accommodation

Name	sq ft	sq m	Availability
3rd	4,263	396.05	Available
2nd	4,424	411	Available
1st	4,435	412.02	Available
Ground	5,167	480.03	Available
Lower Ground	1,873	174.01	Available
Building - Self Contained	20,162	1,873.11	Available
Total	40,324	3,746.22	

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ACCOMMODATION

Fitted Plan

NOT TO SCALE. INDICATIVE ONLY.

