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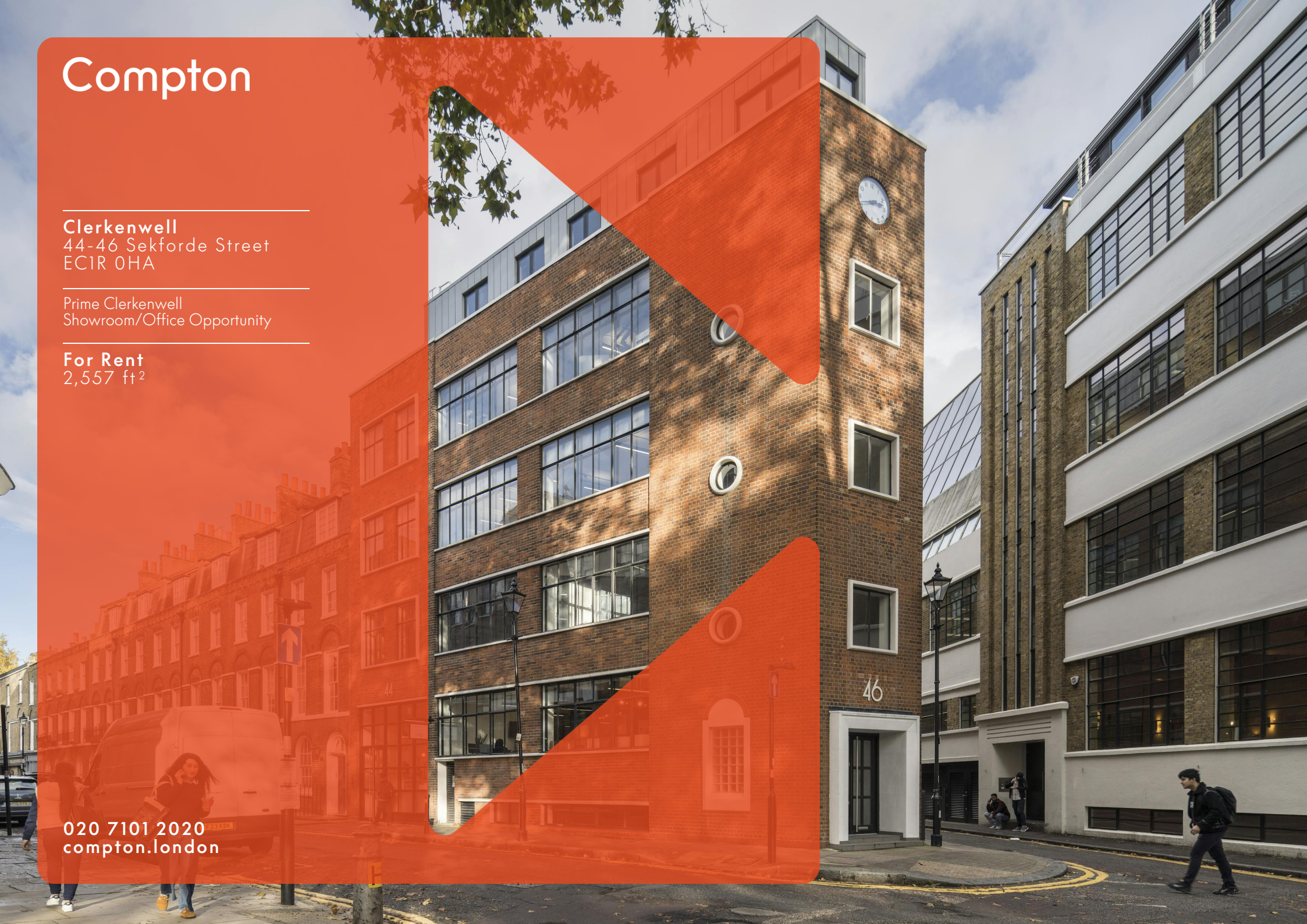
Clerkenwell

44-46 Sekforde Street
EC1R 0HA

Prime Clerkenwell
Showroom/Office Opportunity

For Rent
2,557 ft²

020 7101 2020
compton.london



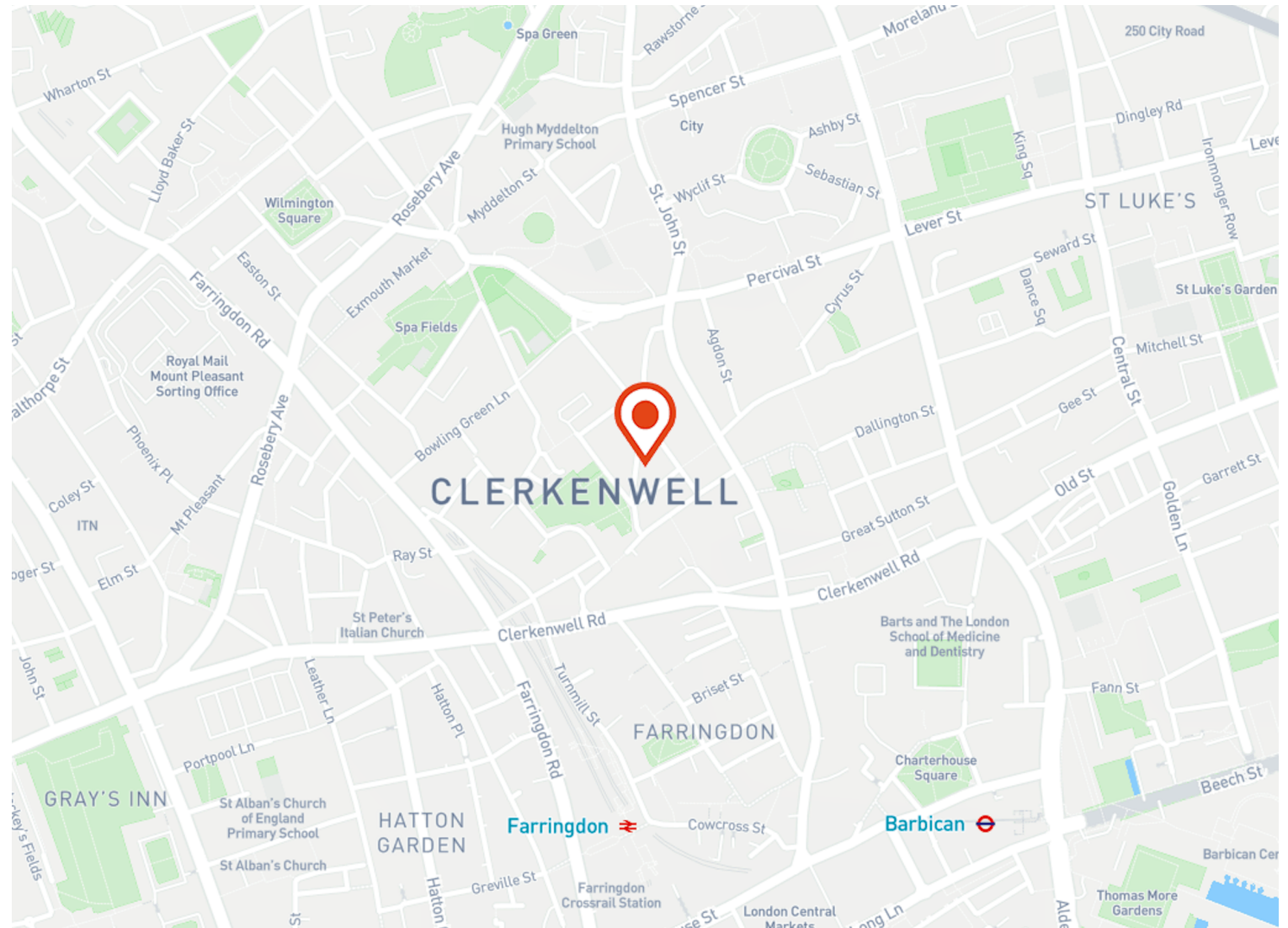
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Location

Located in the heart of Clerkenwell, Sekforde Street is a quiet yet well-connected street just moments from Farringdon Station, offering access to the Elizabeth Line, Thameslink, and Underground services. Farringdon Station is approximately a 5 minute walk away, while Chancery Lane Station (Central Line) is around an 8 minute walk, and Barbican Station is about a 9 minute walk.

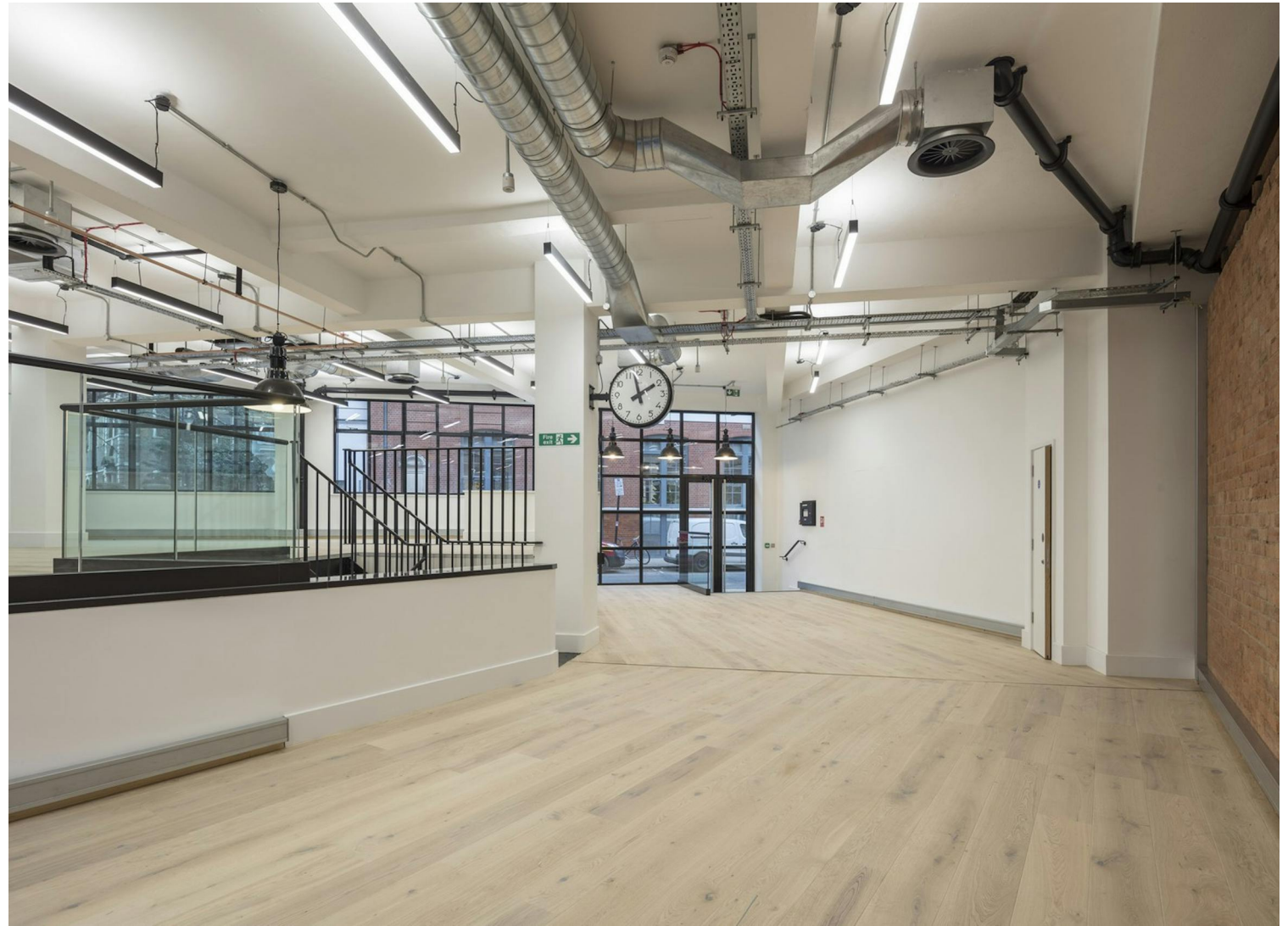
The surrounding area is renowned for its vibrant mix of design studios, architectural firms, media companies, and furniture showrooms. A wealth of independent cafes, restaurants, and bars are within easy reach, adding to the area's creative buzz and making it a sought-after destination for occupiers seeking a stylish and well-connected London base.

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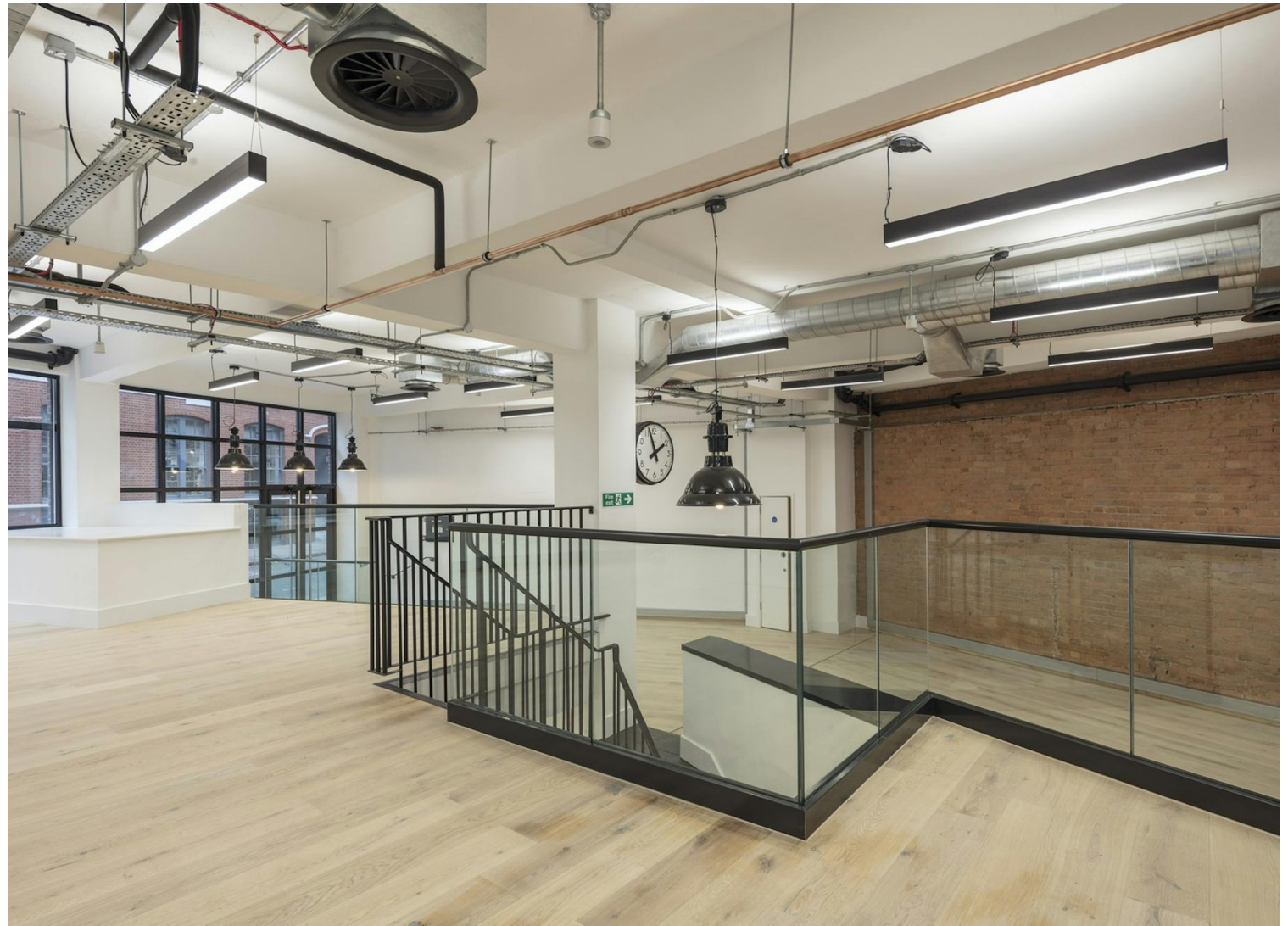


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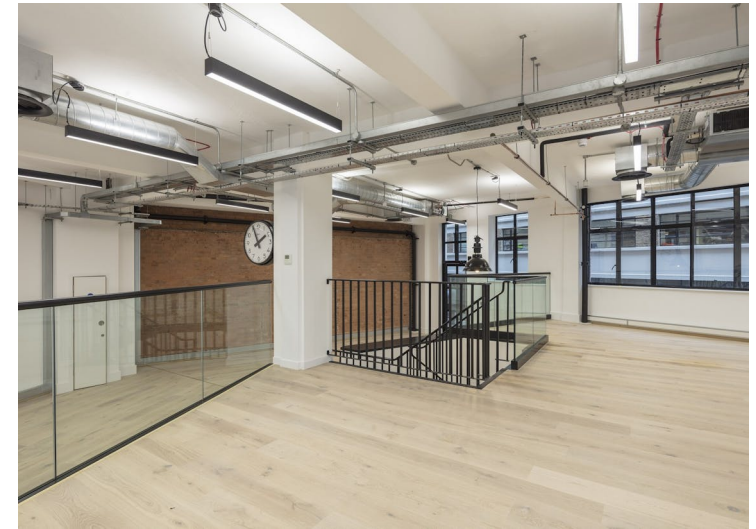
G & LG Floors

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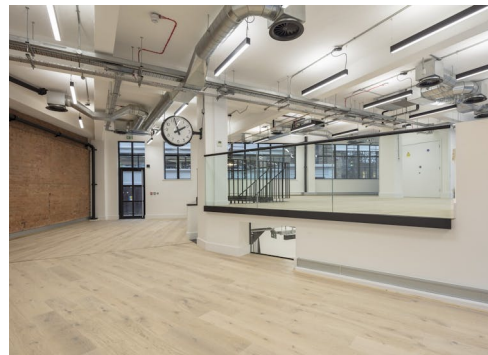
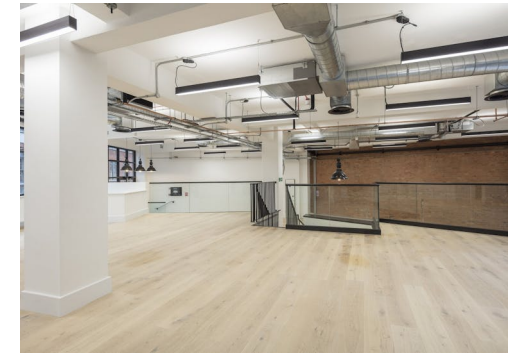


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Amenities

- Ground (1,482 sq ft) and Lower Ground (1,075 sq ft) Floors totaling 2,557 sq ft
- Ideal for showroom occupiers or creative office users
- Excellent natural light with characterful Clerkenwell features
- Prominent street frontage in a sought-after location
- Available by way of assignment or sub-lease until April 2028, or new lease can be negotiated direct from the Landlord
- Close proximity to Farringdon Station and key Clerkenwell amenities

Description

44-46 Sekforde Street presents a rare opportunity to secure a character-filled space in the heart of Clerkenwell, perfectly suited to showroom or creative office occupiers. The available accommodation is arranged over the ground and lower ground floors, offering a mix of open-plan and functional space with high ceilings, generous natural light, and stylish architectural features that reflect the area's design-led heritage.

With a prominent frontage on Sekforde Street, the unit benefits from strong visibility and identity, ideal for brands looking to establish a presence in one of London's most design-conscious districts. The layout supports both client-facing showroom operations and dynamic office use.

The space is available by way of an assignment or sub-lease of the current lease until April 2028, providing medium-term flexibility, or alternatively, a new lease direct from the Landlord can be negotiated.

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Content

Watch the film



View on Website



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Floor Areas & Outgoings

The accommodation comprises the following areas:

| Name | sq ft | sq m | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total month | Total year | Availability |
|---------------------------------|-------|--------|-----------------|-----------------------------|---------------------------|-------------|-------------|--------------|
| Unit - Ground & Lower Ground | 2,557 | 237.55 | £60 | £17.18 | £7.98 | £18,146.18 | £217,754.12 | Available |
| Total | 2,557 | 237.55 | £60 | £17.18 | £7.98 | £18,146.18 | £217,754.12 | |

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Contact Us

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

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