

Compton

For Rent
**1 Naoroji Street
Clerkenwell WC1**



Newly Refurbished, Characterful
Office Floors in a Converted
Victorian School – Fully Fitted
Options Available Across All Levels

For Rent

1 Naoroji Street
Clerkenwell WC1X

Size

874 - 10,245 Ft²

Rent

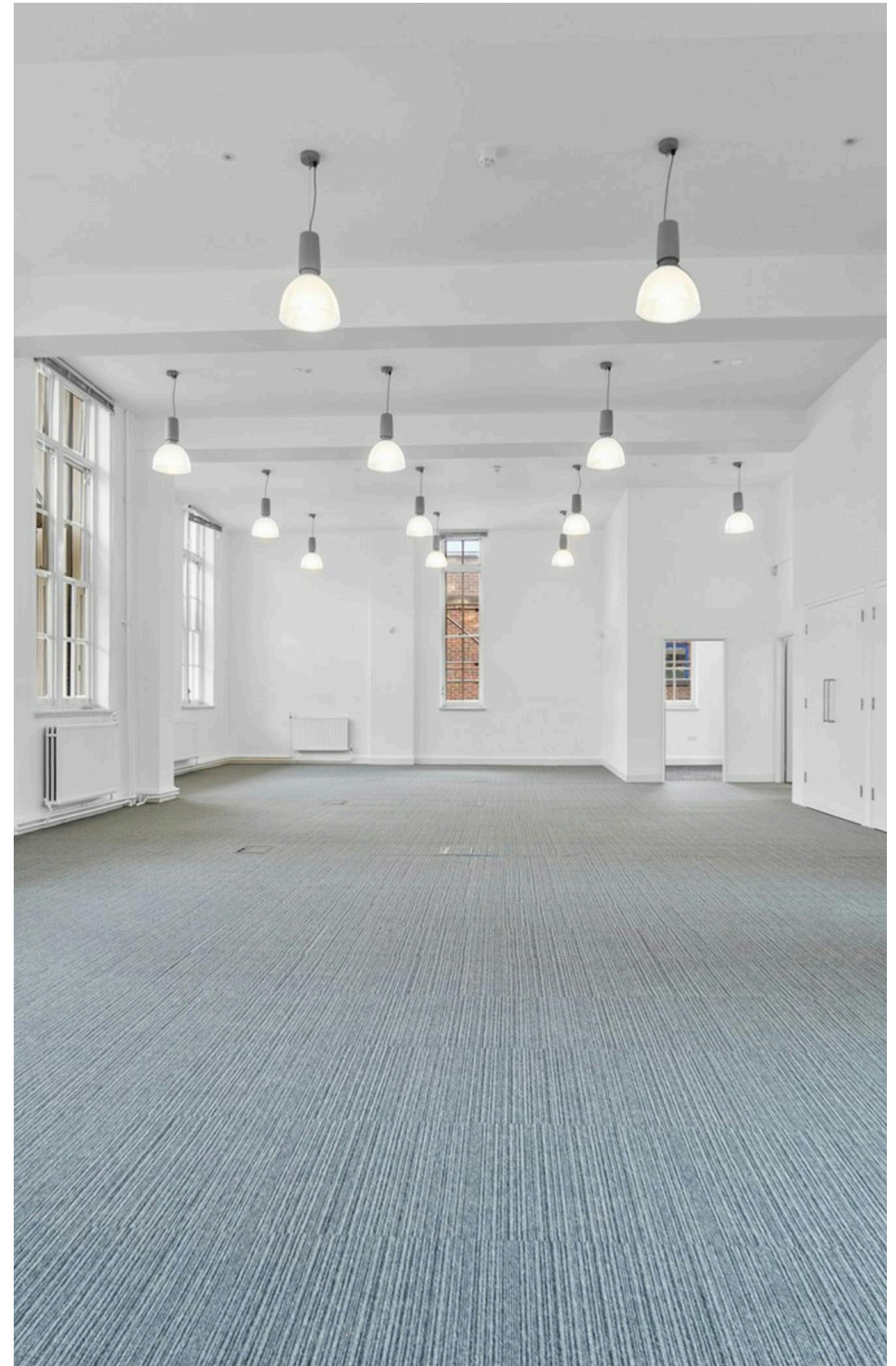
£39.50 per sq ft

Fitout

Not Fitted

Description

Set within a striking former Victorian school building, this refurbished office space offers a rare blend of historic character and contemporary functionality. Each floor benefits from excellent floor-to-ceiling height and exceptional natural light, creating a bright and spacious working environment. The building features a manned reception and all floors can be fully fitted or partitioned to suit tenant requirements, subject to terms. Meeting rooms and kitchenettes already in situ.



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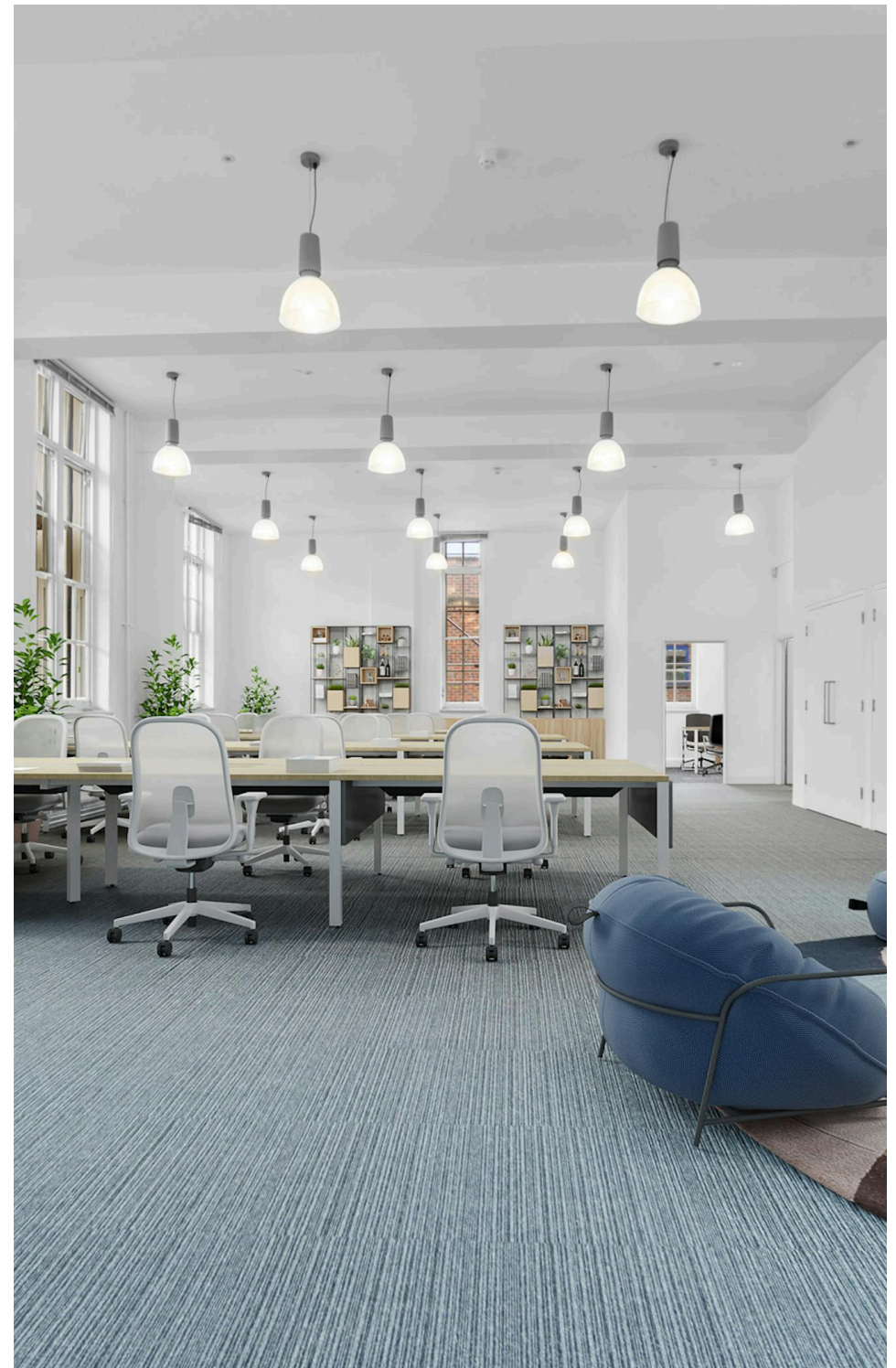
£39.50 per sq ft

Fitout

Not Fitted

Description

Tenants also enjoy access to a tranquil outdoor communal courtyard, thoughtfully designed for relaxation. End-of-trip facilities support active commuting, while the overall setting provides a unique and inspiring workspace in one of London's most well-connected locations.



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1st Floor - Main Office Space

Size

874 - 10,245 Ft²

Rent

£39.50 per sq ft

Fitout

Not Fitted

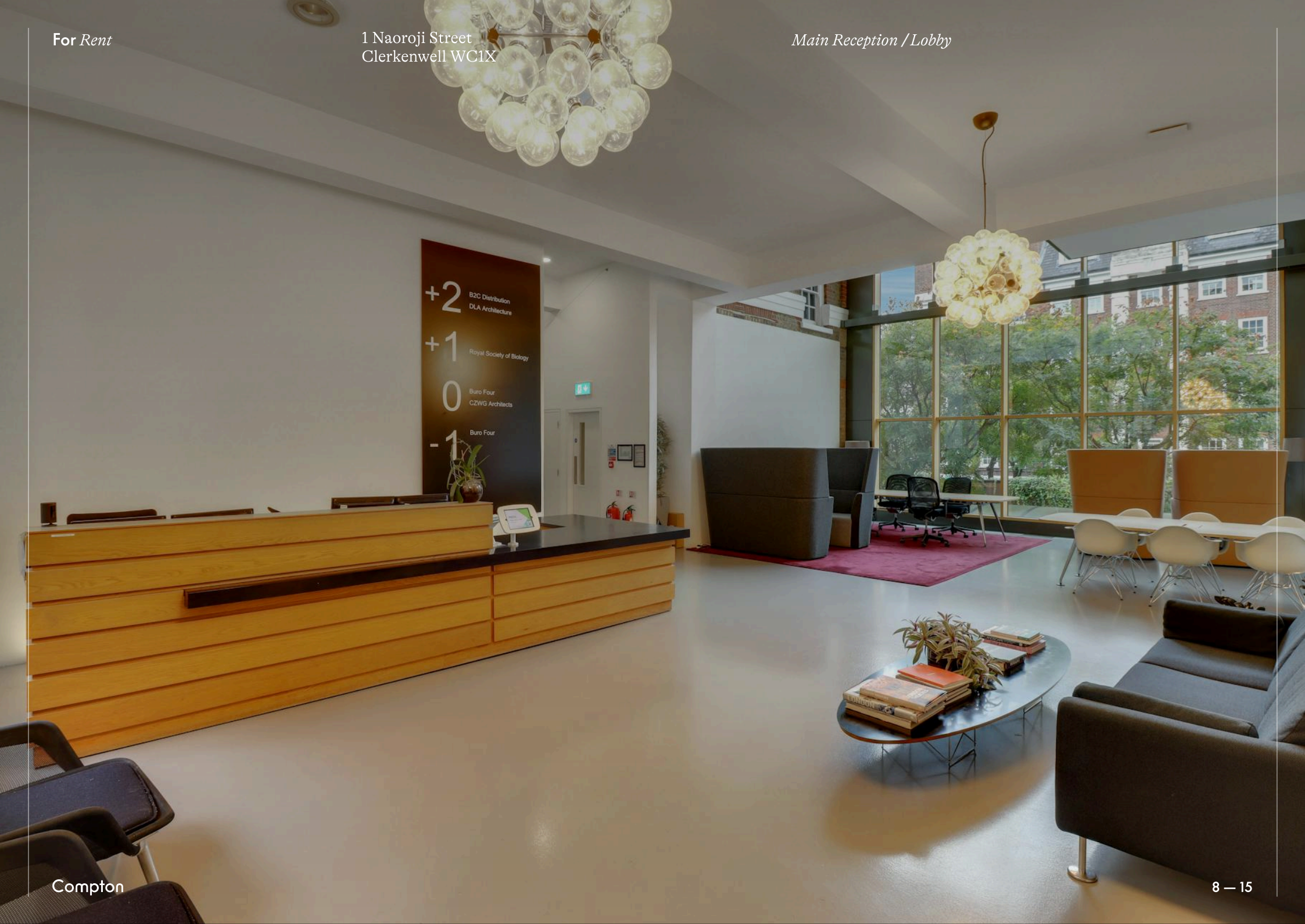


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Main Reception / Lobby



For Rent

1 Naoroji Street
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Location

1 Naoroji Street is ideally located in the heart of Clerkenwell, offering excellent access to Central London's key transport hubs and vibrant amenities. Just a short walk from King's Cross St Pancras, Farringdon, and Angel stations, the building benefits from outstanding connectivity via Underground, national rail, Thameslink, and the Elizabeth Line, with direct links across London and to Europe via Eurostar.

The surrounding area is rich with character, blending historic charm with modern convenience. Nearby Exmouth Market offers an eclectic mix of cafes, restaurants, and street food, while a wide range of gyms, green spaces, and cultural attractions, including Sadler's Wells and the British Library, add to the appeal.

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Courtyard

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11 — 15

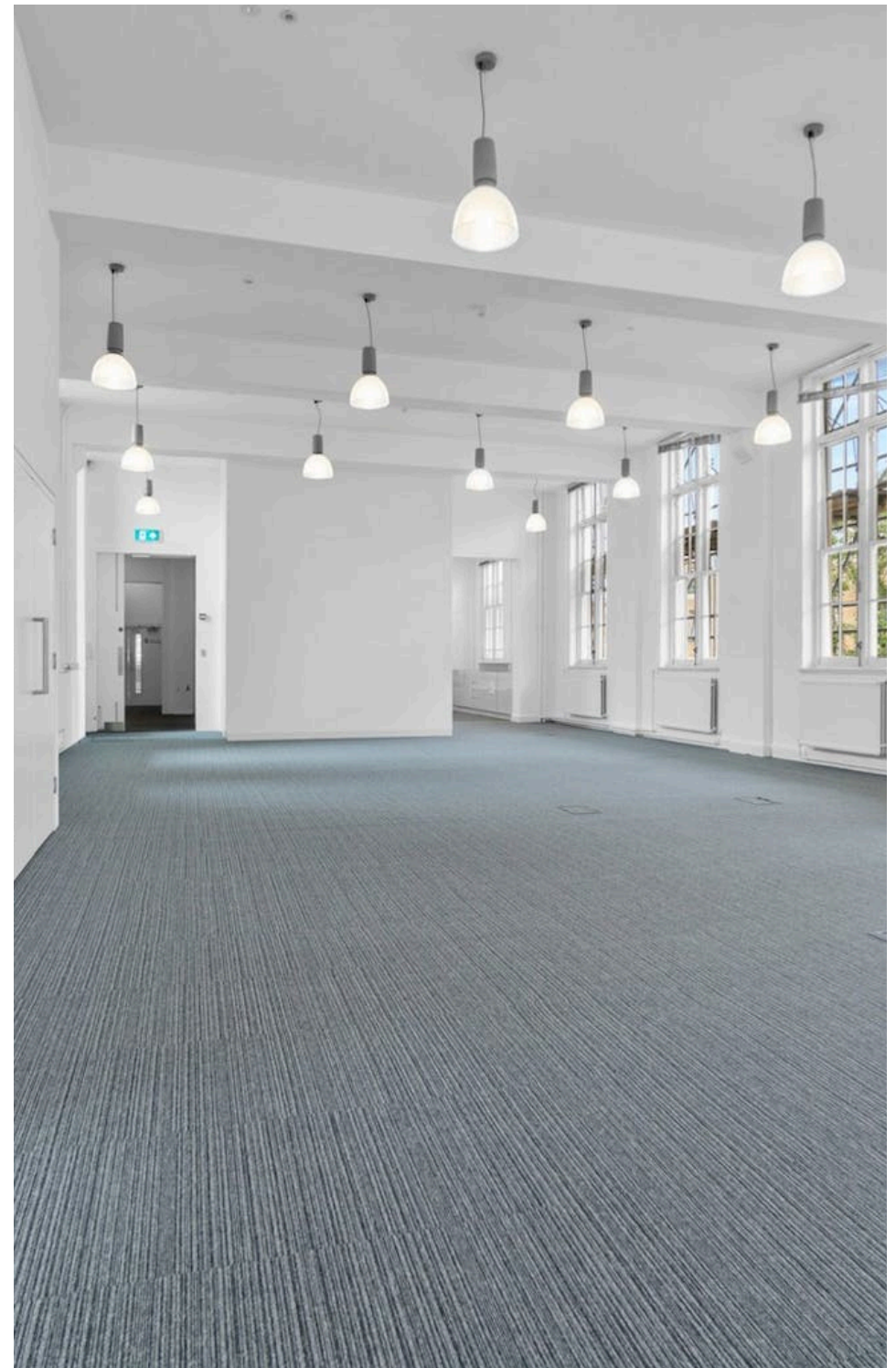


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Amenities

- Manned Reception
- Characterful Reception Area with Tenant Amenity
- 1st Floor can be Partitioned Subject to Terms
- All Floors can be Fully Fitted Subject to Terms
- Excellent Floor to Ceiling Height throughout with Exceptional Natural Light on all Floors
- Meeting Rooms in Situ
- Kitchenettes in Situ
- Perimeter Trunking
- Tranquil Outdoor Communal Courtyard Designed for Tenant Entertainment
- End of Trip Facilities Including Covered Bike Racks, Drying Room and Showers
- Nearest Tube Stations: Angel, King's Cross and Farringdon (less than 10 minutes walk)

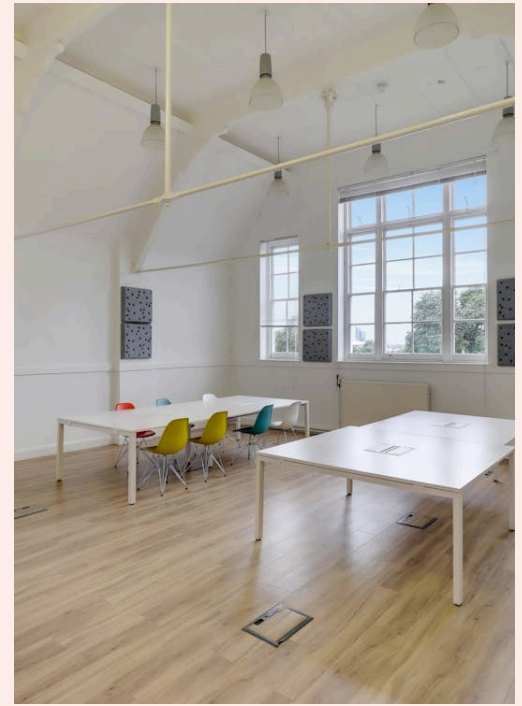


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2nd Floor



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For Rent

1 Naoroji Street
Clerkenwell WC1X

Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
2nd - North	874	£39.50	£18	£8.85	£66.35	£4,832.49	£57,989.90	Available
1st	4,238	£39.50	£18	£8.85	£66.35	£23,432.61	£281,191.30	Available
Ground - South	2,943	£39.50	£18	£8.85	£66.35	£16,272.34	£195,268.05	Available
Ground - North	2,190	£39.50	£18	£8.85	£66.35	£12,108.88	£145,306.50	Available
Total	10,245	£39.50	£18	£8.85	£66.35	£56,646.32	£679,755.75	

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Service Charge - What's included?

24 hour access Front desk reception and security Bike sheds, showers and drying room Games room with table tennis and pool table Heating and lighting of common parts Cleaning of common parts Use of large Garden with table seating Use of Atrium breakout space Rear access for deliveries Building Insurance Maintenance of the Lift and Common parts

Local Authority

London Borough of Islington

Legal Costs

Each party to bear their own costs associated with the transaction

VAT

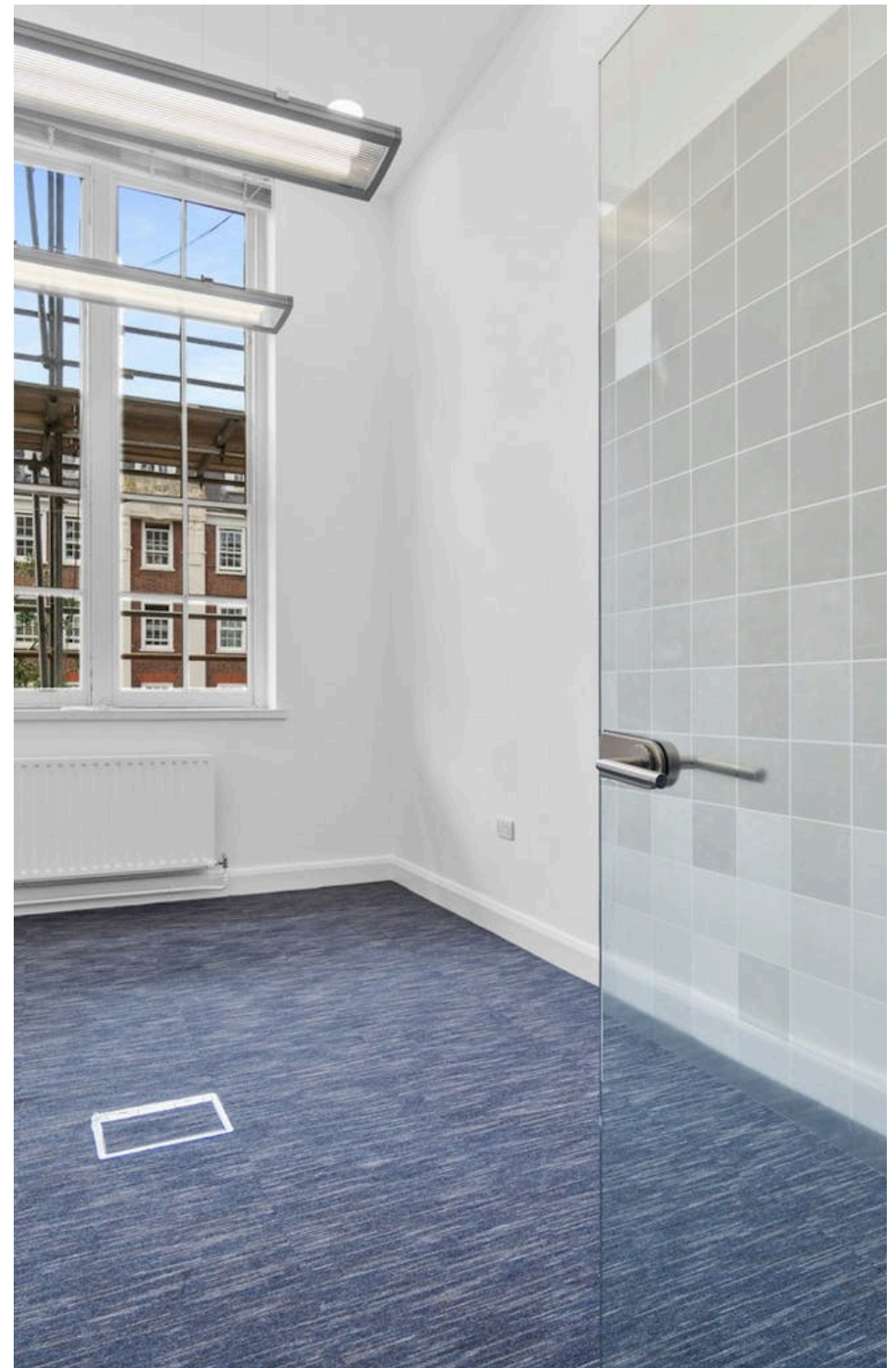
The building has been elected for VAT

Tenure

New Lease

Content

Watch the Film
(click button)



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



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