

Compton

For Rent
**44-48 Clerkenwell Road
Clerkenwell EC1**



A bright and prominent Clerkenwell
Road showroom on the Ground &
Lower Ground, available to rent and
ready for a bespoke fit out

For Rent

44-48 Clerkenwell Road
Clerkenwell EC1M

Size

3,856 Ft²

Rent

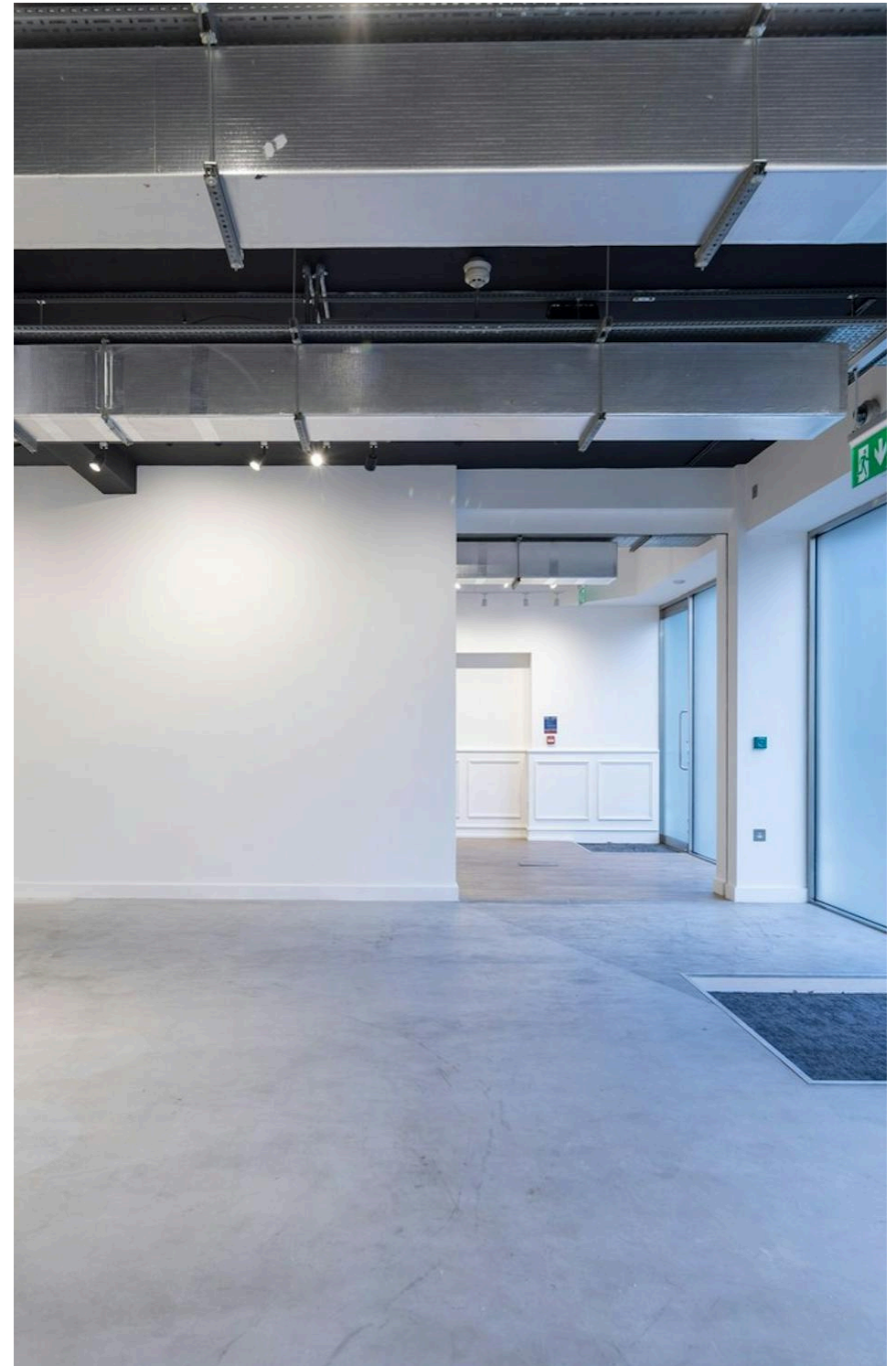
£39.50 - £65 per sq ft

Fitout

Not Fitted

Description

This exceptional showroom opportunity offers excellent natural light, prominent street frontage, and full air conditioning throughout. Arranged over the ground and lower ground floors, the unit benefits from a self-contained street entrance and an interconnecting internal staircase, providing practicality for occupiers. The lower ground floor is already fitted with meeting rooms, and the overall layout is highly flexible, allowing for a bespoke fit-out to suit the occupier's needs.



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Kitchen

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Ground Floor



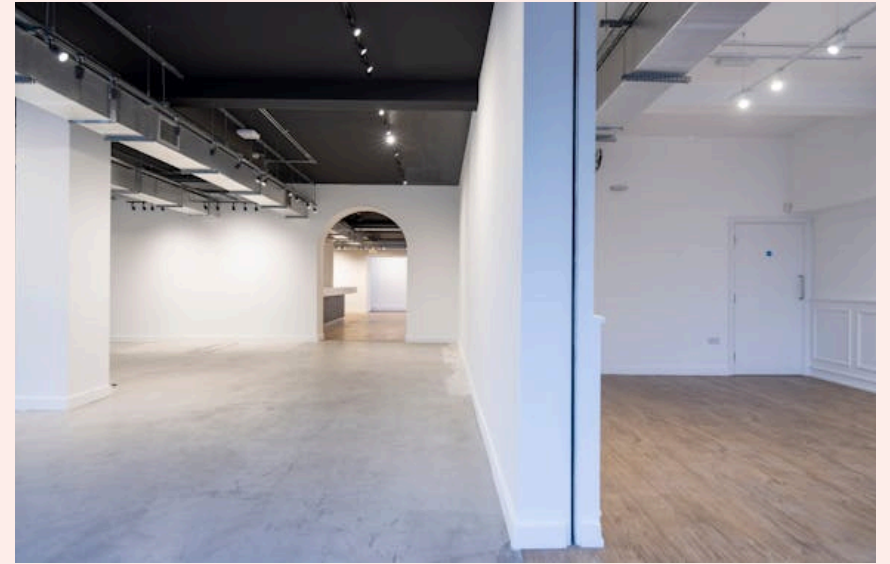
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Ground Floor



Kitchen



For Rent

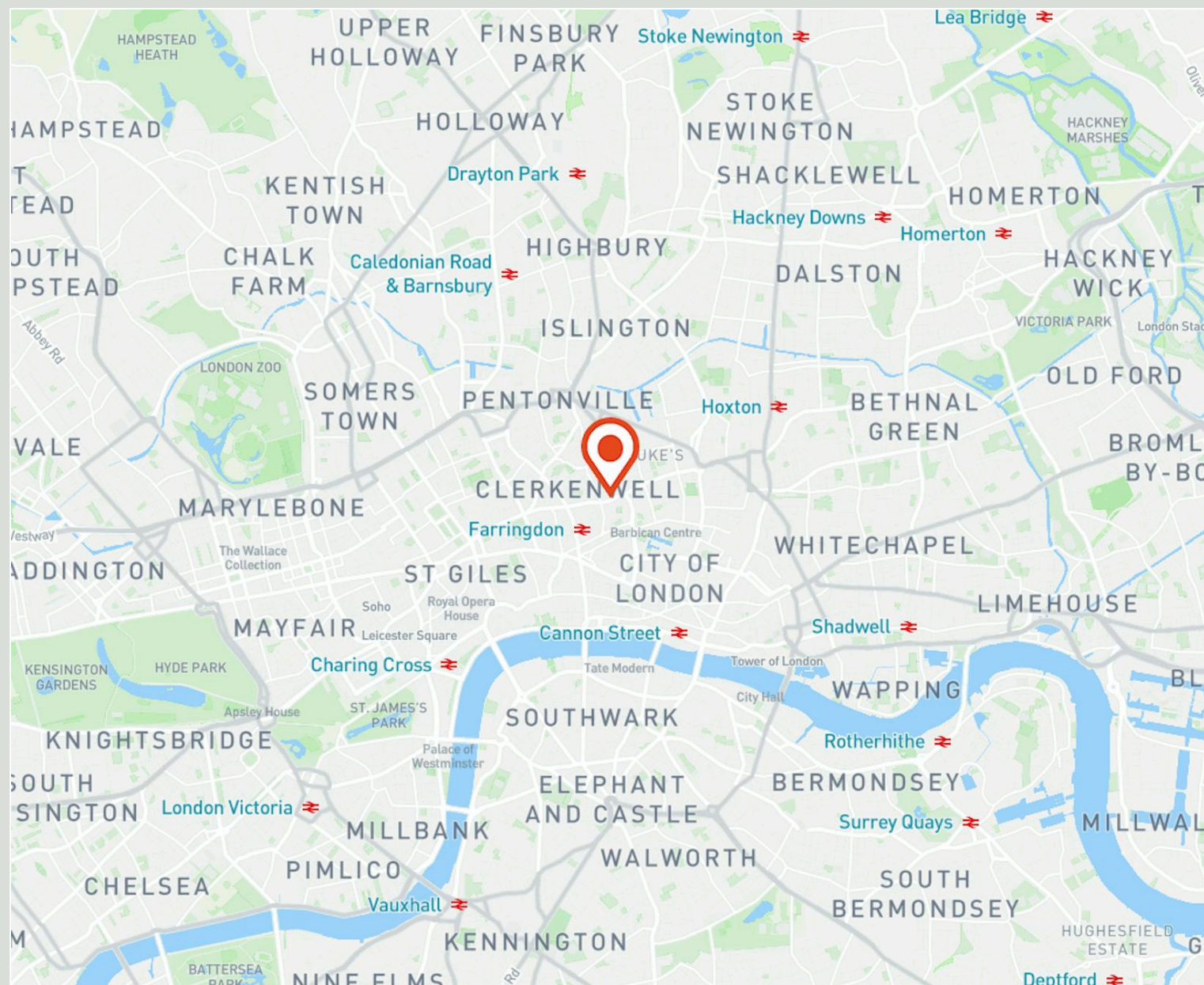
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Location

Situated in the vibrant heart of Clerkenwell, one of London's most creative and design-led districts, 44-48 Clerkenwell Road combines character, connectivity, and culture in one exceptional location. Clerkenwell hosts a lively community of creative, tech, design, and professional occupiers, drawn by its unique mix of historic buildings and contemporary amenities.

The area benefits from outstanding transport links, with Farringdon Station (Elizabeth, Circle, Hammersmith & City, and Metropolitan lines, as well as Thameslink) just a short walk away. The Elizabeth Line offers swift connections to the West End, the City, and Heathrow, placing Clerkenwell at the heart of London's business and lifestyle scene.

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Ground Floor



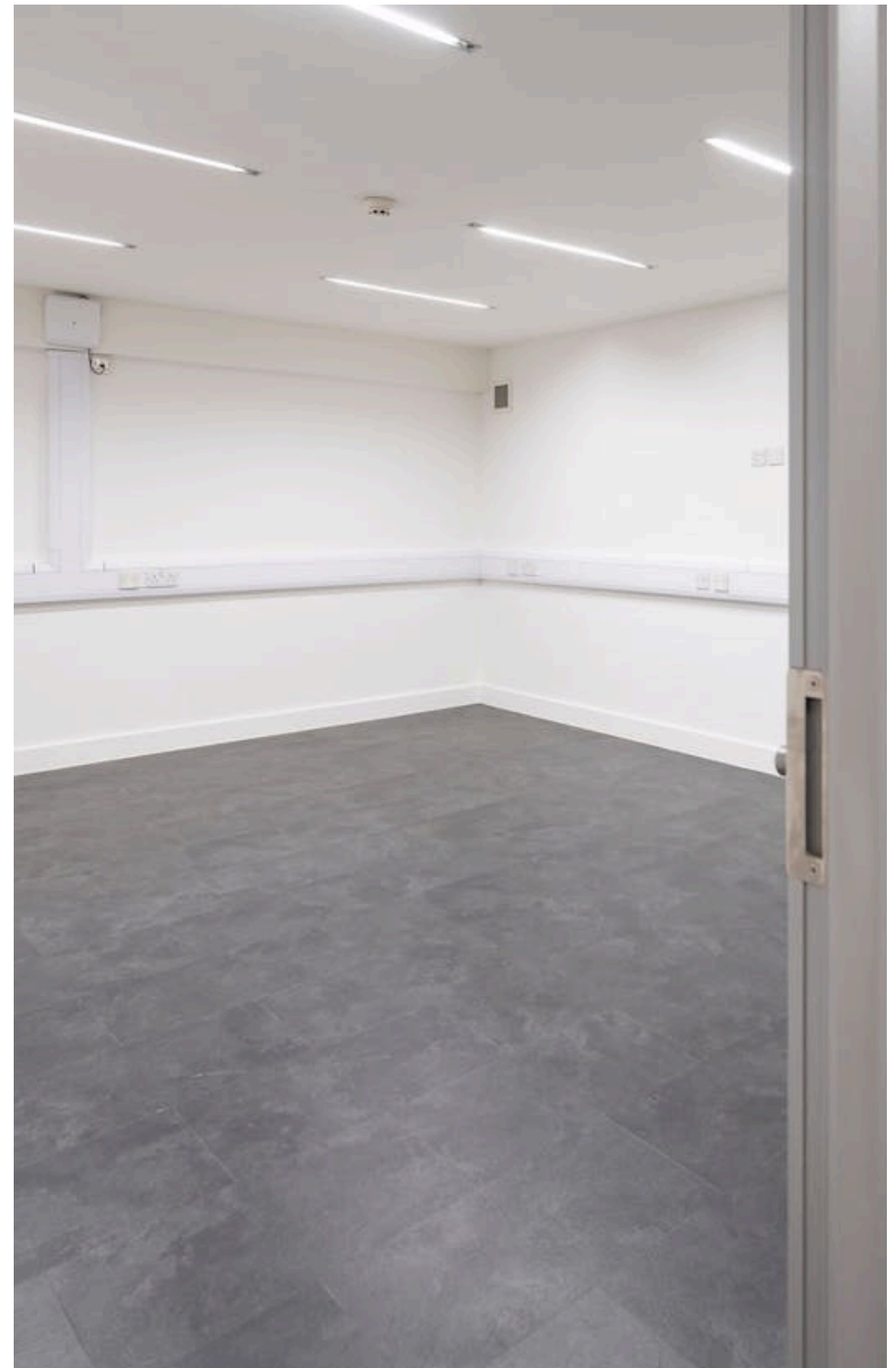
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Amenities

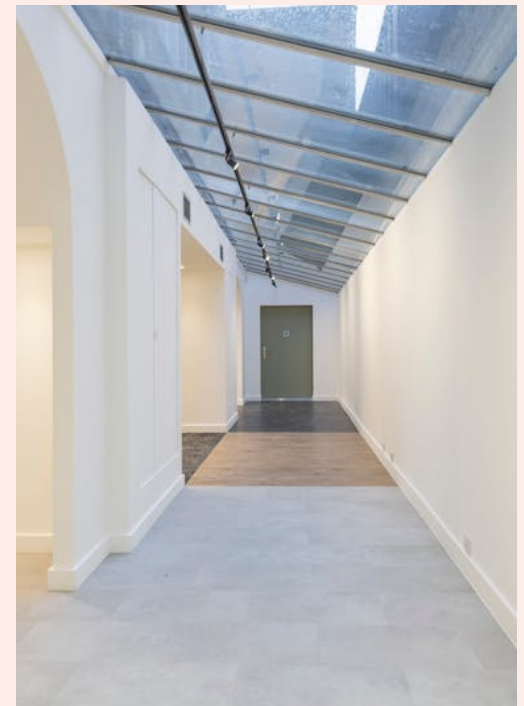
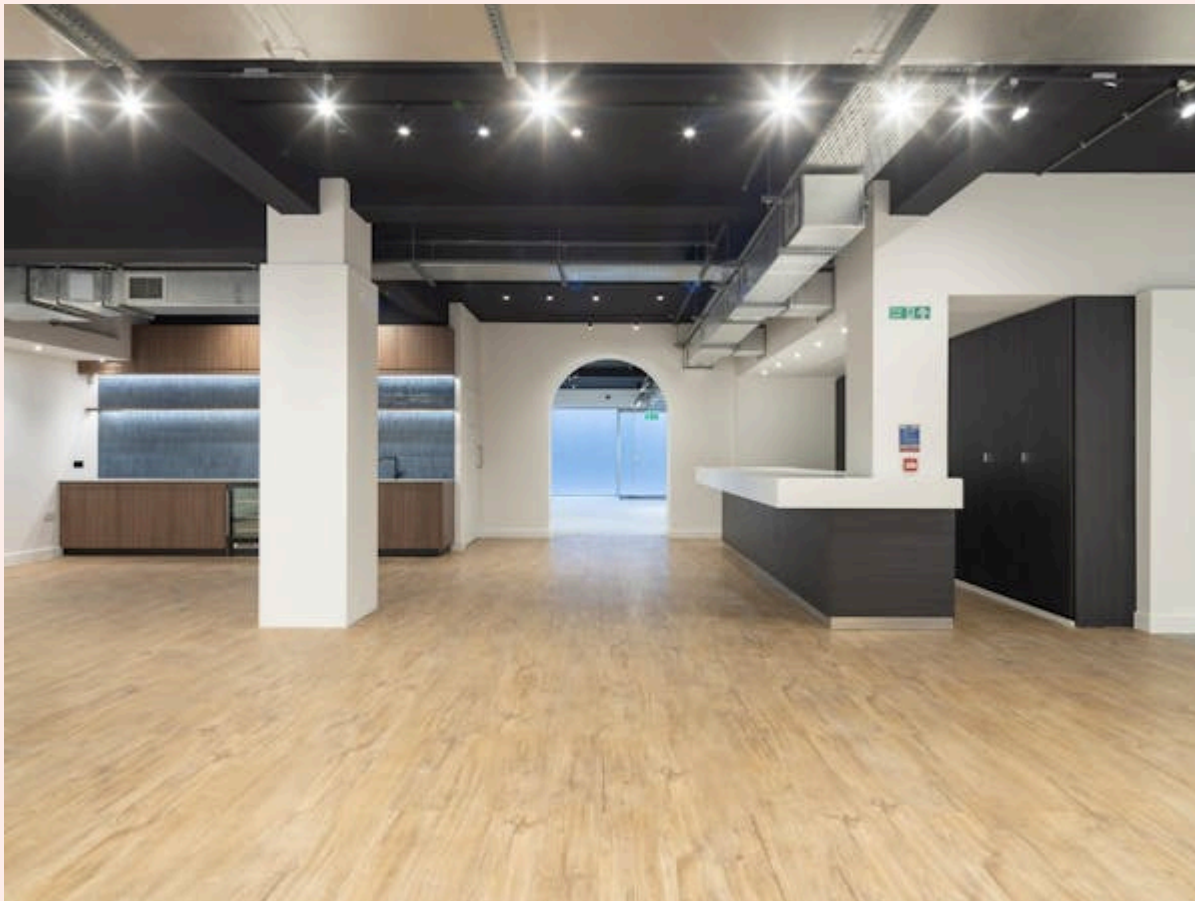
- Excellent natural light and street frontage
- Moments from Farringdon Station
- Air conditioning
- Ground & Lower Ground unit, with an interconnecting staircase
- Self-contained street access
- Meeting rooms in situ on the Lower Ground



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Ground Floor



Kitchen

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
Ground	2,518	£65	£17.42	On Application	£82.42	£17,294.46	£207,533.56	Available
Lower Ground	1,338	£39.50	£17.42	On Application	£56.92	£6,346.58	£76,158.96	Available
Unit - Ground & Lower Ground	3,856	£56.15	£17.42	On Application	£73.57	£23,640.49	£283,685.92	Available

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Tenure

New Lease

Availability

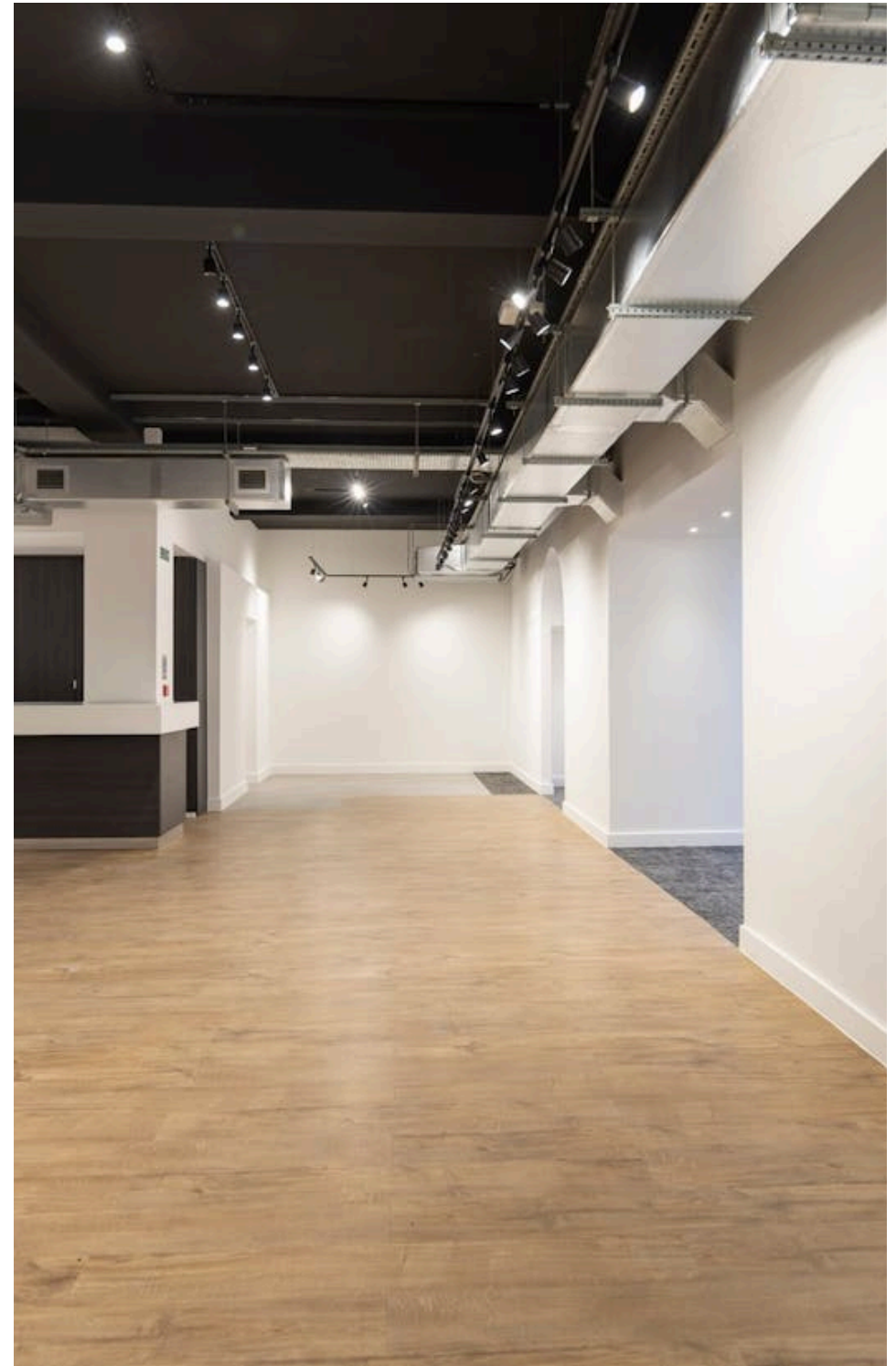
Available Immediately

Compton Concierge

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compton.london/concierge



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



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