

Compton

For Rent
**44-46 Sekforde Street
Clerkenwell EC1**



Prime Clerkenwell Showroom/Office Opportunity

For Rent

44-46 Sekforde Street
Clerkenwell EC1R

Size

2,557 Ft²

Rent

£49.50 per sq ft

Fitout

Not Fitted

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.

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Rent

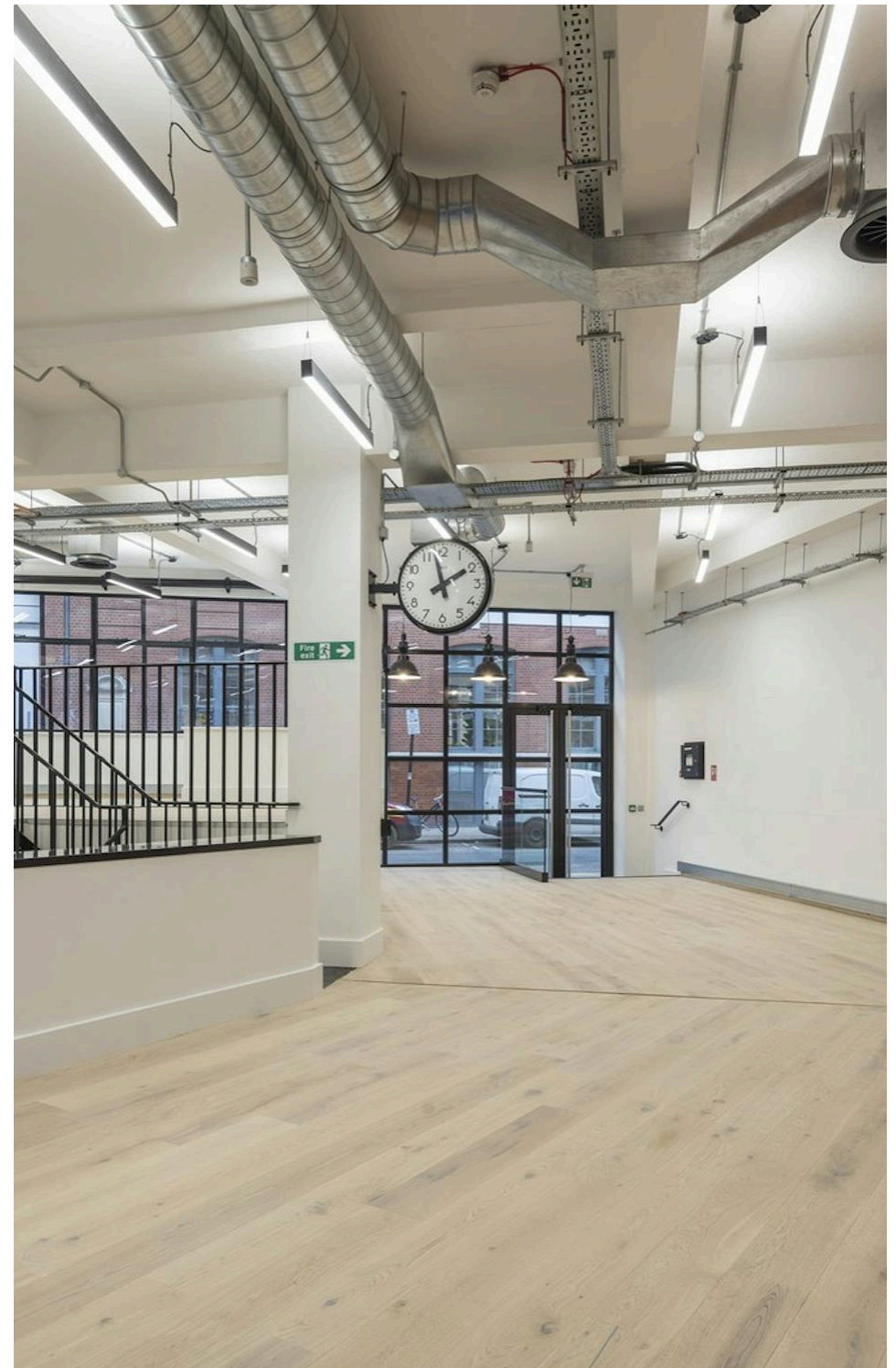
£49.50 per sq ft

Fitout

Not Fitted

Description

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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For Rent

44-46 Sekforde Street
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G & LG Floors

Size

2,557 Ft²

Rent

£49.50 per sq ft

Fitout

Not Fitted



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44-46 Sekforde Street
Clerkenwell EC1R

G & LG Floors



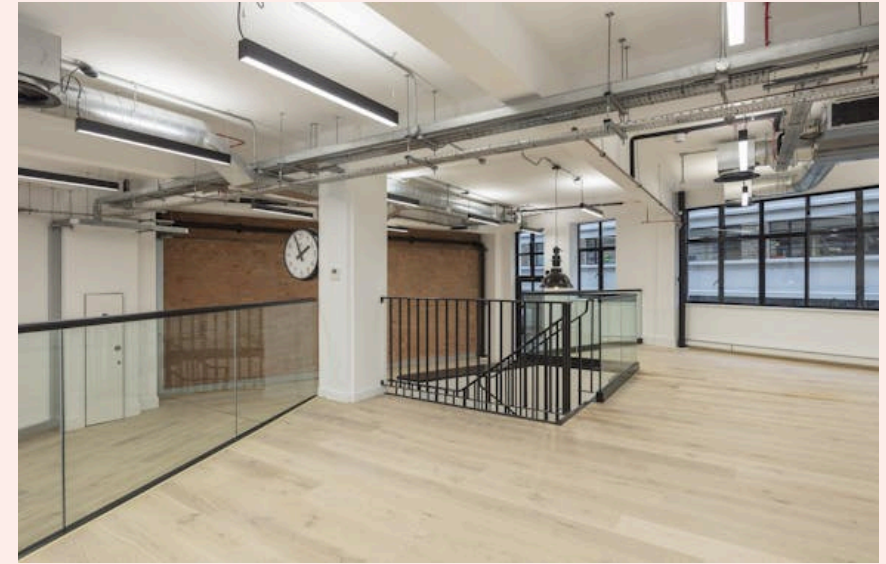
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G & LG Floors



G & LG Floors

For Rent

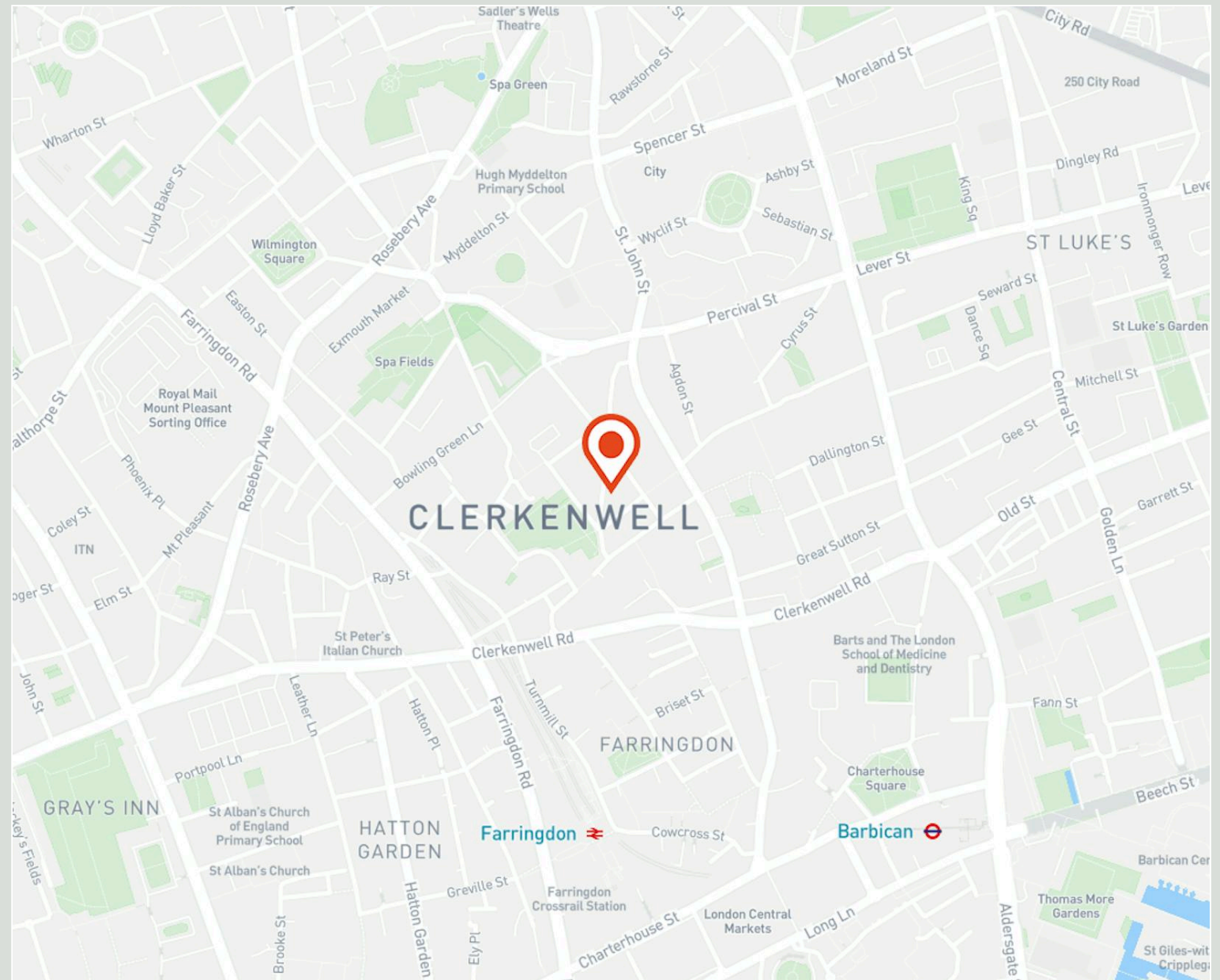
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Location

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.

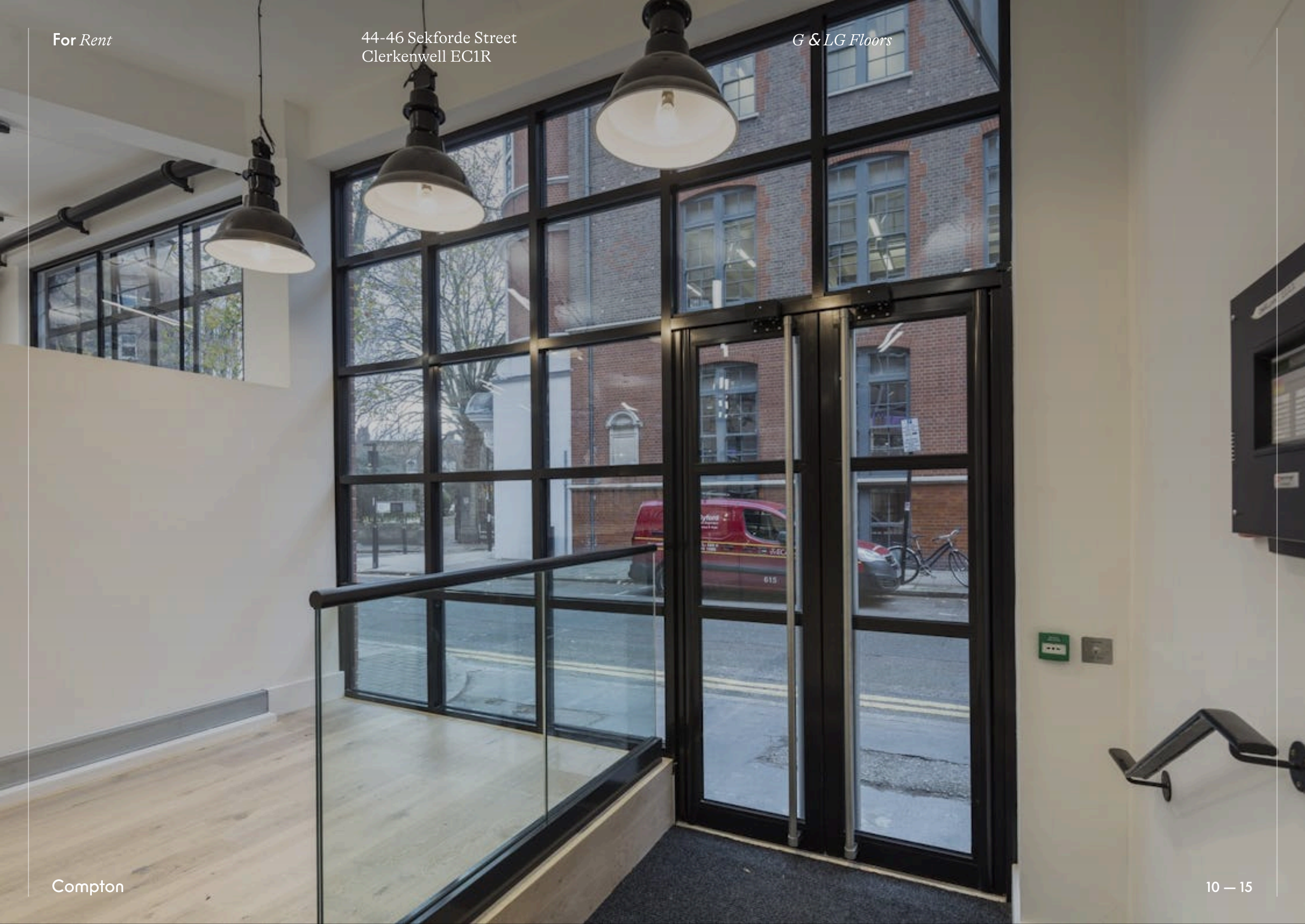
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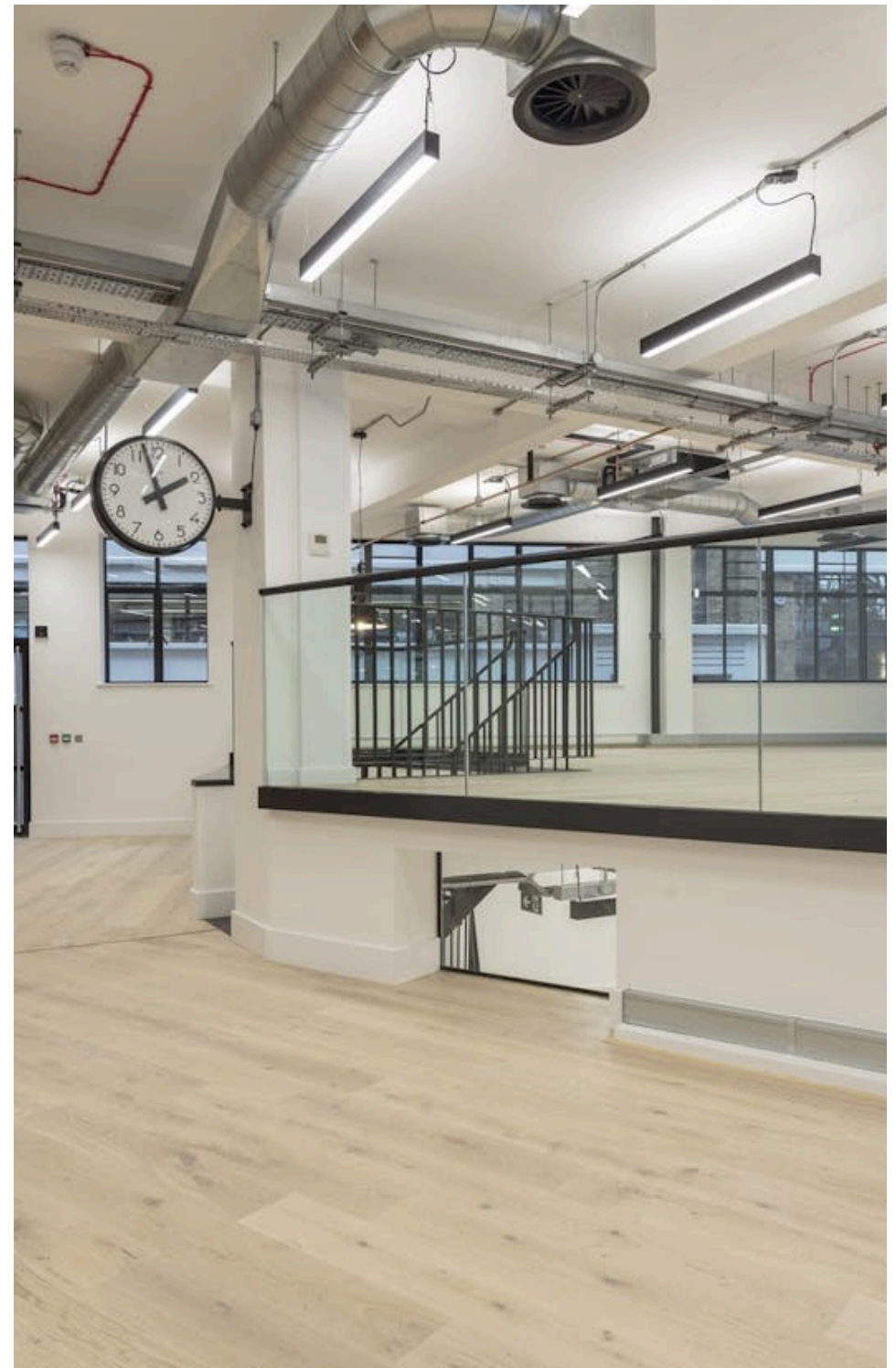
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Amenities

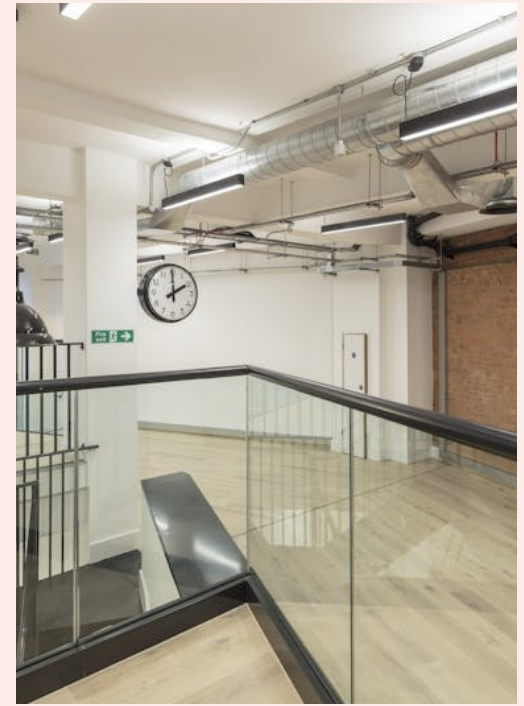
- Ground (1,482 sq ft) and Lower Ground (1,075 sq ft) Floors totaling 2,557 sq ft
- Ideal for showroom occupiers or creative office users
- Excellent natural light with characterful Clerkenwell features
- Prominent street frontage in a sought-after location
- Available by way of assignment or sub-lease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



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G & LG Floors



G & LG Floors

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Availability

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	£49.50	£17.18	£7.98	£15,908.80	£190,905.62	Available
Total	2,557	237.55	£49.50	£17.18	£7.98	£15,908.80	£190,905.62	

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Tenure

Assignment

Content

Watch the Film
(click button)



Availability

Available Immediately

Legal Costs

Each party to bear their own costs

VAT

Applicable

Compton Concierge

Want your workspace *managed*?

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Contact Us

[compton.london](https://www.compton.london)

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enquiries@compton.london

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



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