



# Clerkenwell Road

FARRINGDON

AVAILABLE FROM MAY 2025  
TERMS FROM 12 MONTHS

# Welcome to 82 Clerkenwell

A MANAGED WORKSPACE IN THE HEART OF FARRINGDON. YOUR OWN OFFICE WITHOUT THE HASSLE!

From the smallest details of hot taps and crockery to meetings rooms, phone booths, furniture and dedicated customer service manager everything taken care of. Our Fully Managed solution provides a private, bespoke office where you can focus on your business while we handle the rest.

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# Why choose a fully managed space

No upfront costs for setup nor any hidden costs at the end of the agreement! Terms from 12 months, hassle-free operation with everything taken care of. A workspace designed to suit your business with the flexibility to scale as your needs evolve. We take care of the details, so you can focus on growing your business.

## WHAT'S INCLUDED?



### YOUR OWN PRIVATE SPACE

A fully fitted office with dedicated meeting rooms, a kitchen, and breakout areas — exclusively for your business.



### SIMPLE, TRANSPARENT COSTS

A single monthly bill covering everything from rent, utilities, cleaning, security, and maintenance—no hidden surprises.



### EXPERTLY MANAGED

Best in class (rated by our tenants) hospitality lead management of your day-to-day occupation. We work directly with the owner to operate the building, so you deal directly with us, ensuring a seamless experience from day one.



### PLUG-IN AND WORK

Ultra-fast Wi-Fi, secure IT infrastructure, and subject to the overall commercial terms we can completely bespoke the spaces from branding to layouts, phone booths, number of desks and so on!





# Features of your space

82 CLERKENWELL IS A DISTINCTIVE BUILDING SPANNING SEVEN FLOORS, FEATURING UNIQUE ELEMENTS THROUGHOUT. IT'S DESIGN, FINISHES AND SPECIFICATION HAVE BEEN CAREFULLY SELECTED TO CATER TO THE NEEDS OF VARIOUS TYPES OF OCCUPANTS.



High Speed Wifi



Passenger Lift



Roof Terrace



Dedicated Tea Point



Toilet & Shower Facilities



Bike Storage & Lockers



LED Lighting



Double Aspect



Break-Out Spaces



## ARRIVAL

Distinctive Street presence & ground floor branding - a maximum of only five companies for upper parts.



## FLEXIBLE DESK LAYOUTS

Landlords will work with occupier to deliver bespoke desk layout for tenants.



## MATERIALS

Classic Clerkenwell materials.



## AMENITY

Views across London.





# Get to know the space

## FEATURES & HIGH QUALITY SPECIFICATIONS

- Solid surface work tops in tea points
- Real wood flooring in office spaces
- Solid terrazzo flooring in W/C, tea points and lobbies
- High quality carpet in meeting rooms
- Classic Clerkenwell exposed brick feature walls
- Warm neutral palette
- Independent data cabinet per floor
- Independent access control per floor



# Pick the perfect floor for you

ONE SIZE DOESN'T ALWAYS FIT ALL, SO WE HAVE CREATED MULTIPLE LAYOUT OPTIONS TO ILLUSTRATE HOW THE SPACE CAN BE ADAPTED TO MEET YOUR NEEDS.

## TEA POINTS

- Integrated appliances
- Filtered water
- Quooker tap (boiling & cold water)
- Handwash sink & tap
- Built in waste unit
- General storage cabinets

## MEETING ROOMS

- Fully carpeted meeting room
- Comfortability fits 8 people
- AV ready
- Fully glazed high quality glass screen & door
- Independently controlled air conditioning

## PHONE BOOTHS

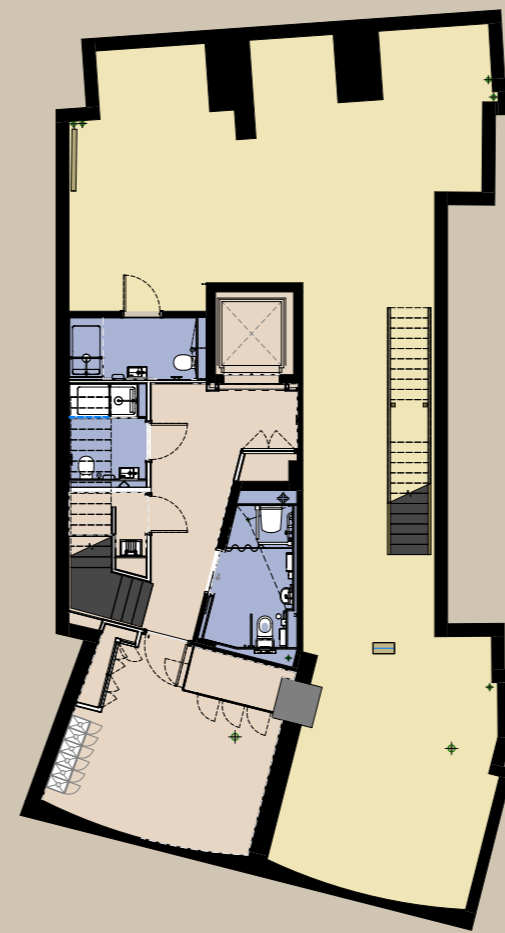
- Fully glazed high quality glass screen & door
- High shelf & stool
- Powered

## SECURITY

- Video entry system linked to external entrance

## TOILETS

- 2 fully individual W/Cs



## Lower Ground Floor

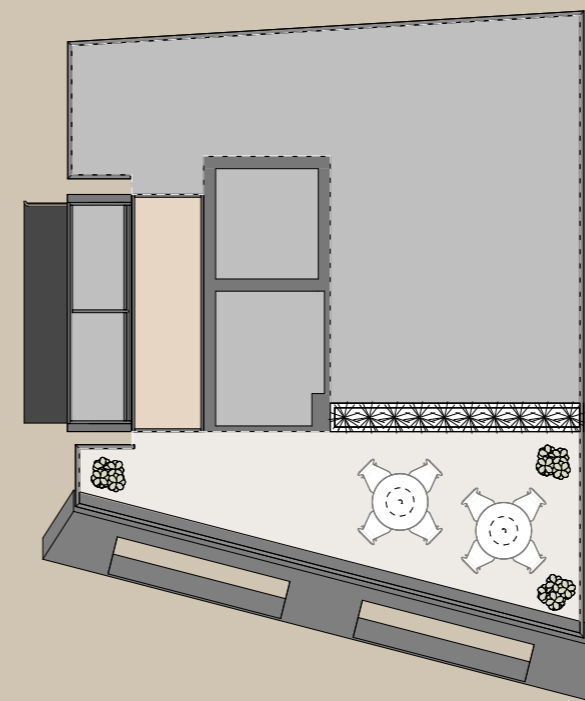
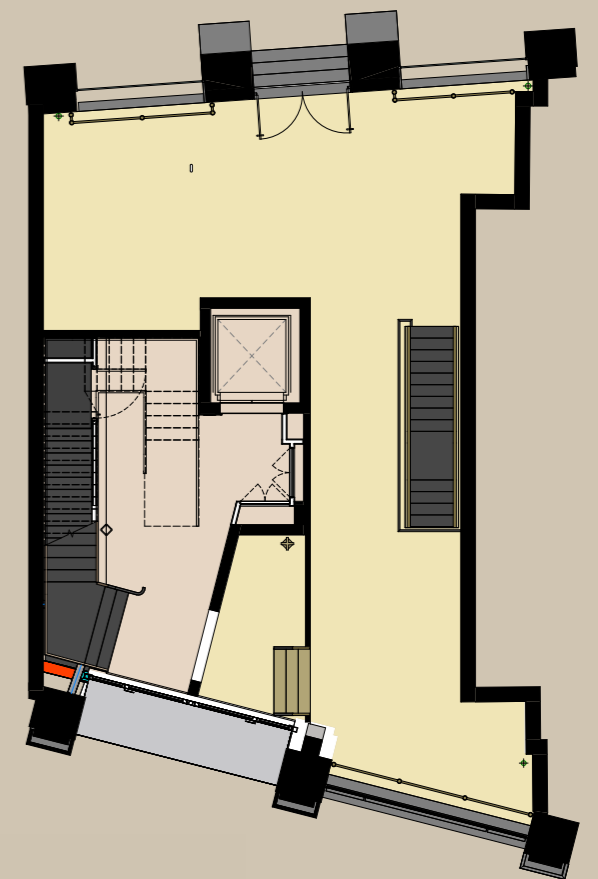
W/C & SHOWER ROOM  
ACCESSIBLE W/C & SHOWER ROOM  
STORAGE AREA

**600 SQFT (including W/C & showers)**  
**1091 SQFT - RETAIL**

## Ground Floor

SECURE VIDEO ENTRY  
INTERNAL TENANT POST BOXES  
EXTERNAL GENERAL POST BOX

**350 SQFT - ARRIVAL LOBBY**  
**841 SQFT - RETAIL**

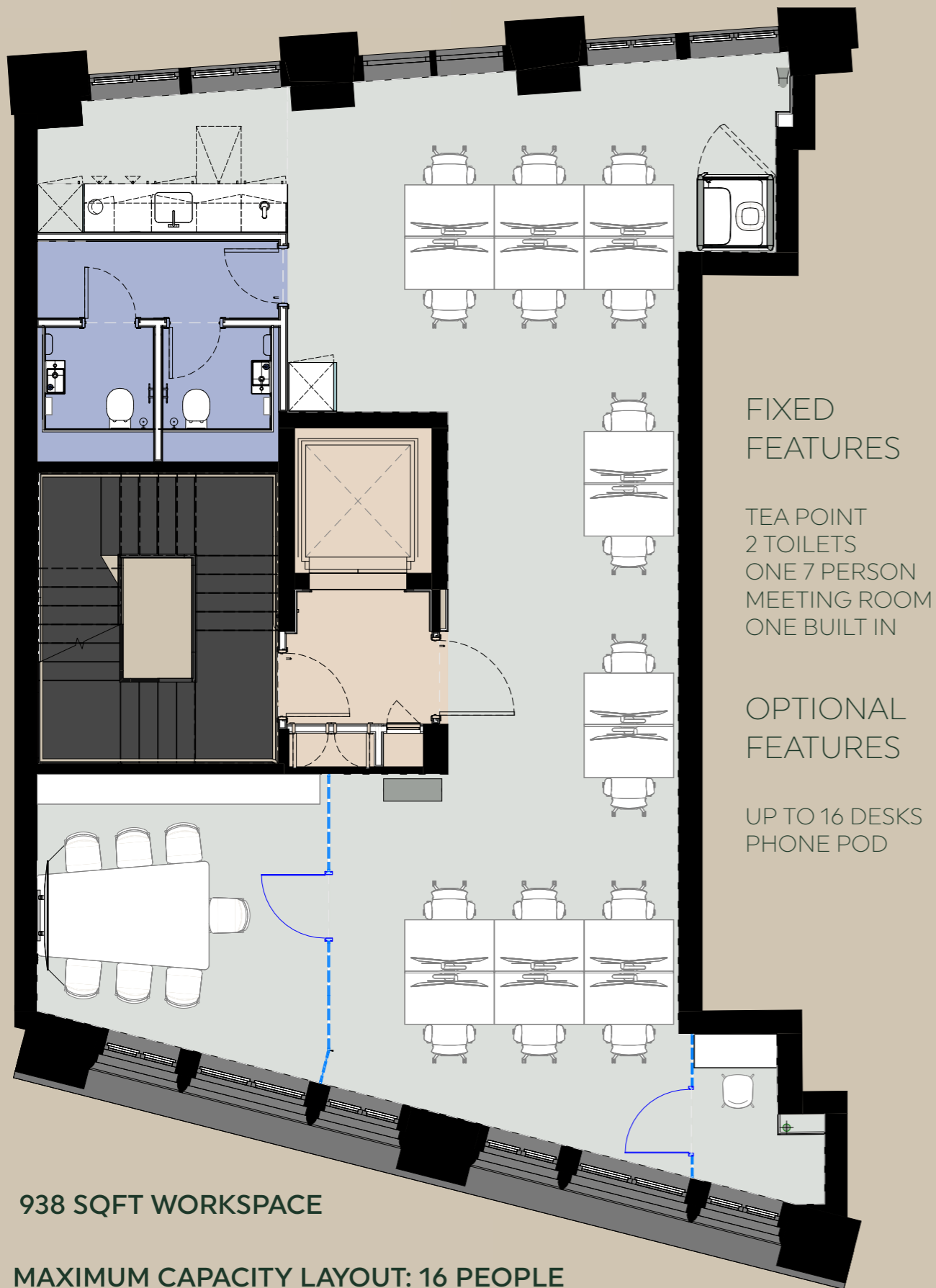


## Roof Top

SHARED AMENITY SPACE  
SOCIAL SEATING & PLANTING  
VIEWS ACROSS LONDON

PLEASE NOTE: Ground and lower ground floor will be a self contained showroom space which will have it's own front door and is entirely separate to the fully managed offices on the upper parts.

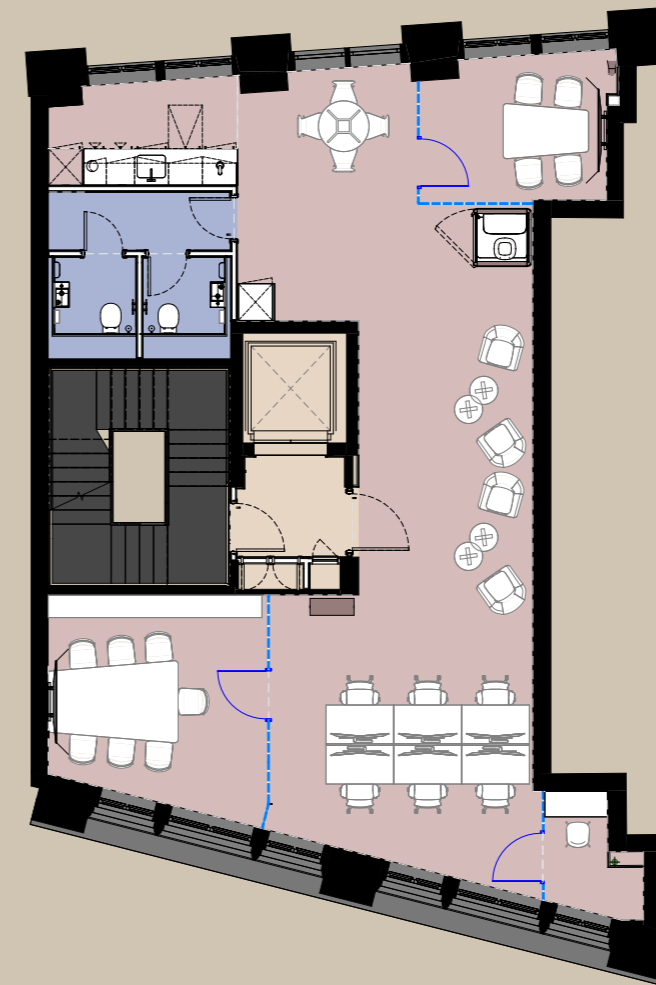
# Level One



938 SQFT WORKSPACE

MAXIMUM CAPACITY LAYOUT: 16 PEOPLE

OFFICE SPACE    COMMON AREA    WC'S

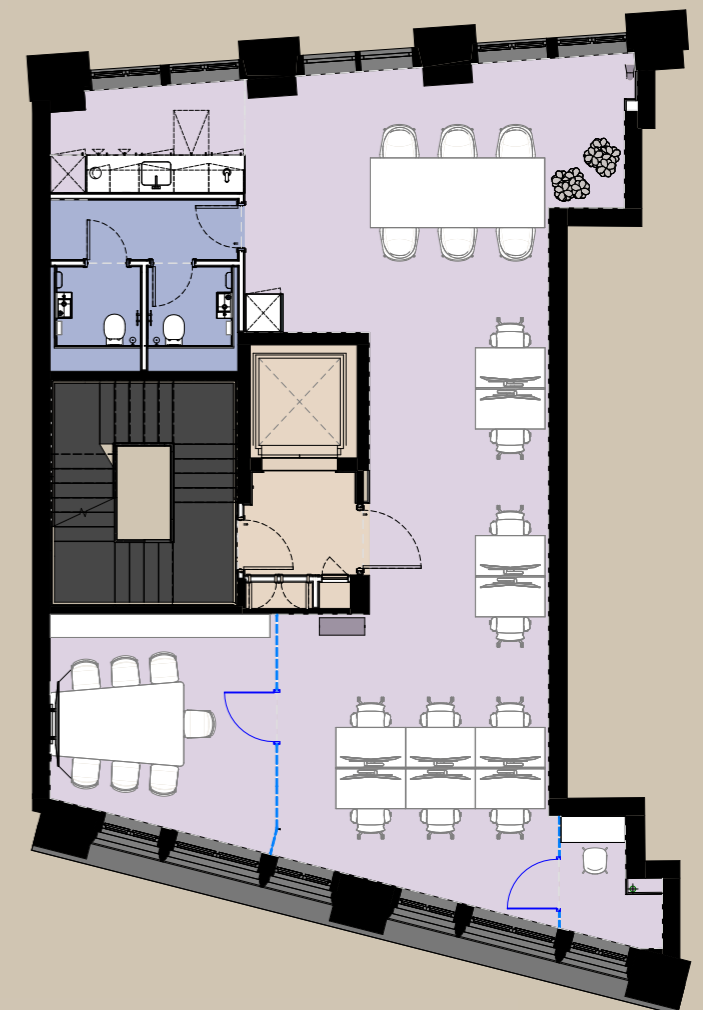


## Alternative Plan 1

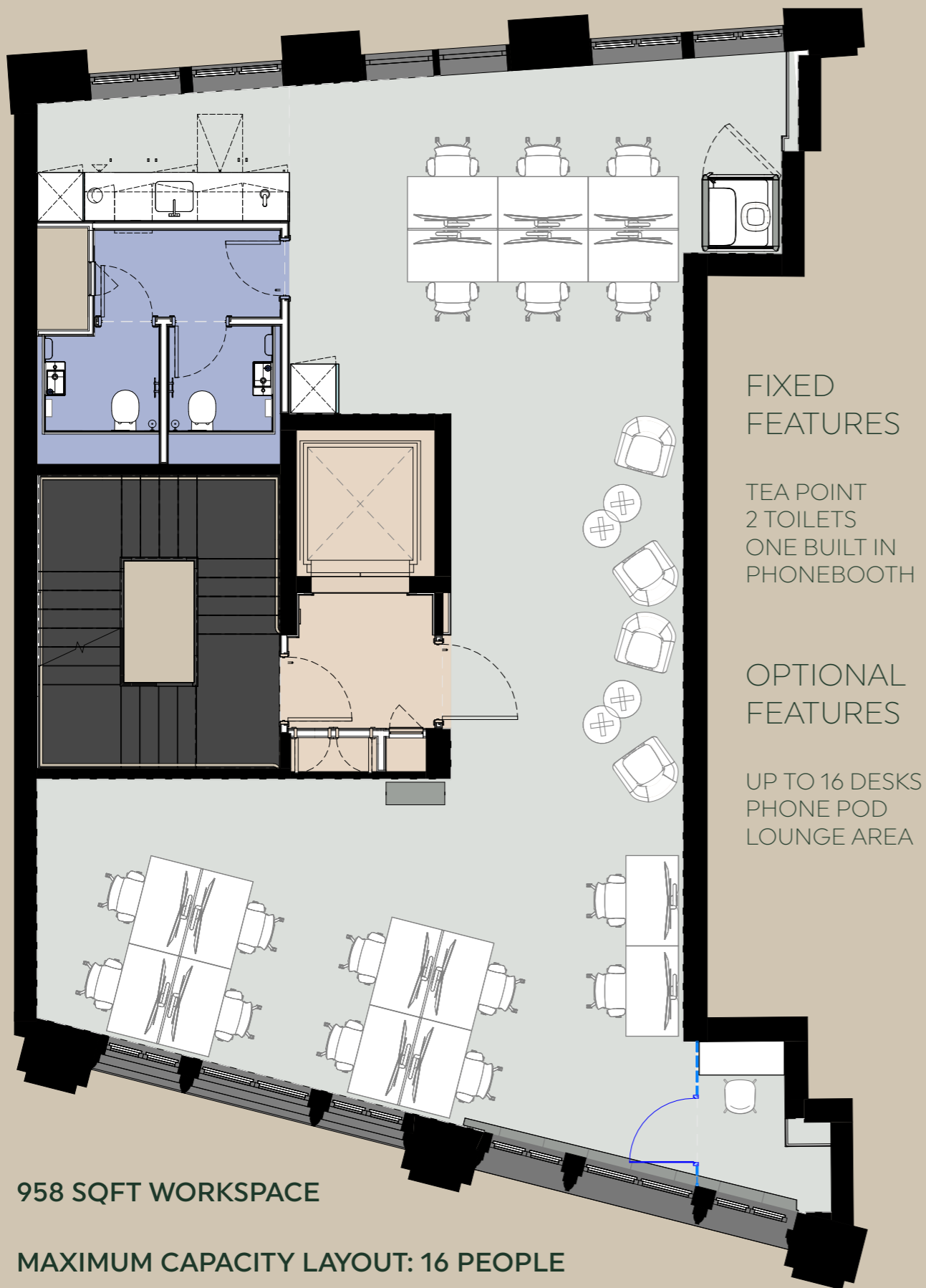
LOUNGE SPACE  
PHONE POD  
ONE 4 PERSON MEETING ROOM  
BREAK OUT AREA

## Alternative Plan 2

6 PERSON COLLAB TABLE



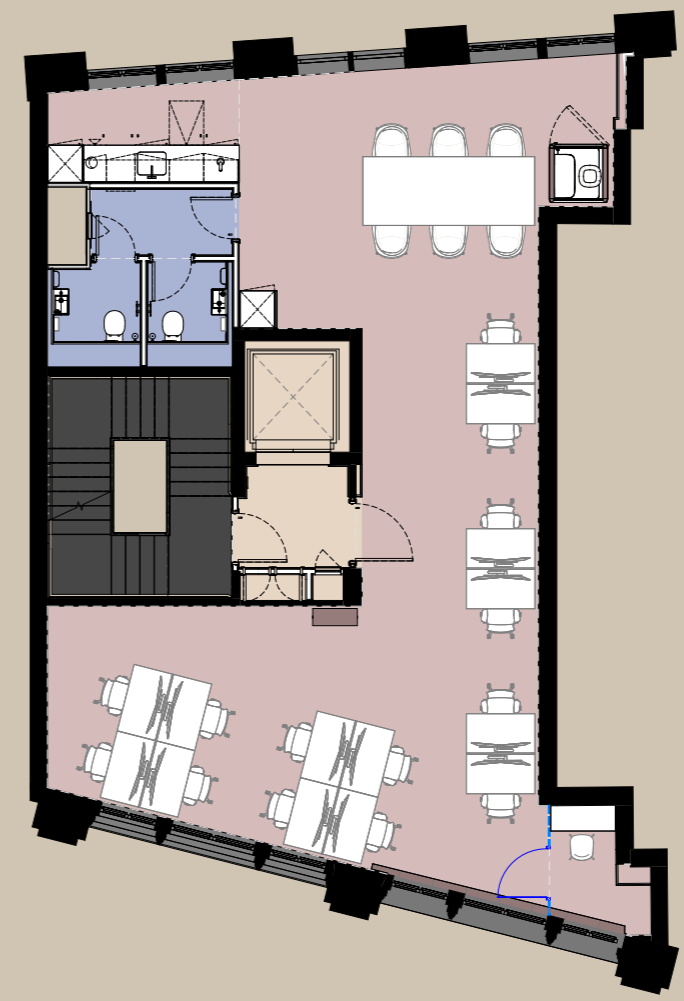
# Level Two



958 SQFT WORKSPACE

MAXIMUM CAPACITY LAYOUT: 16 PEOPLE

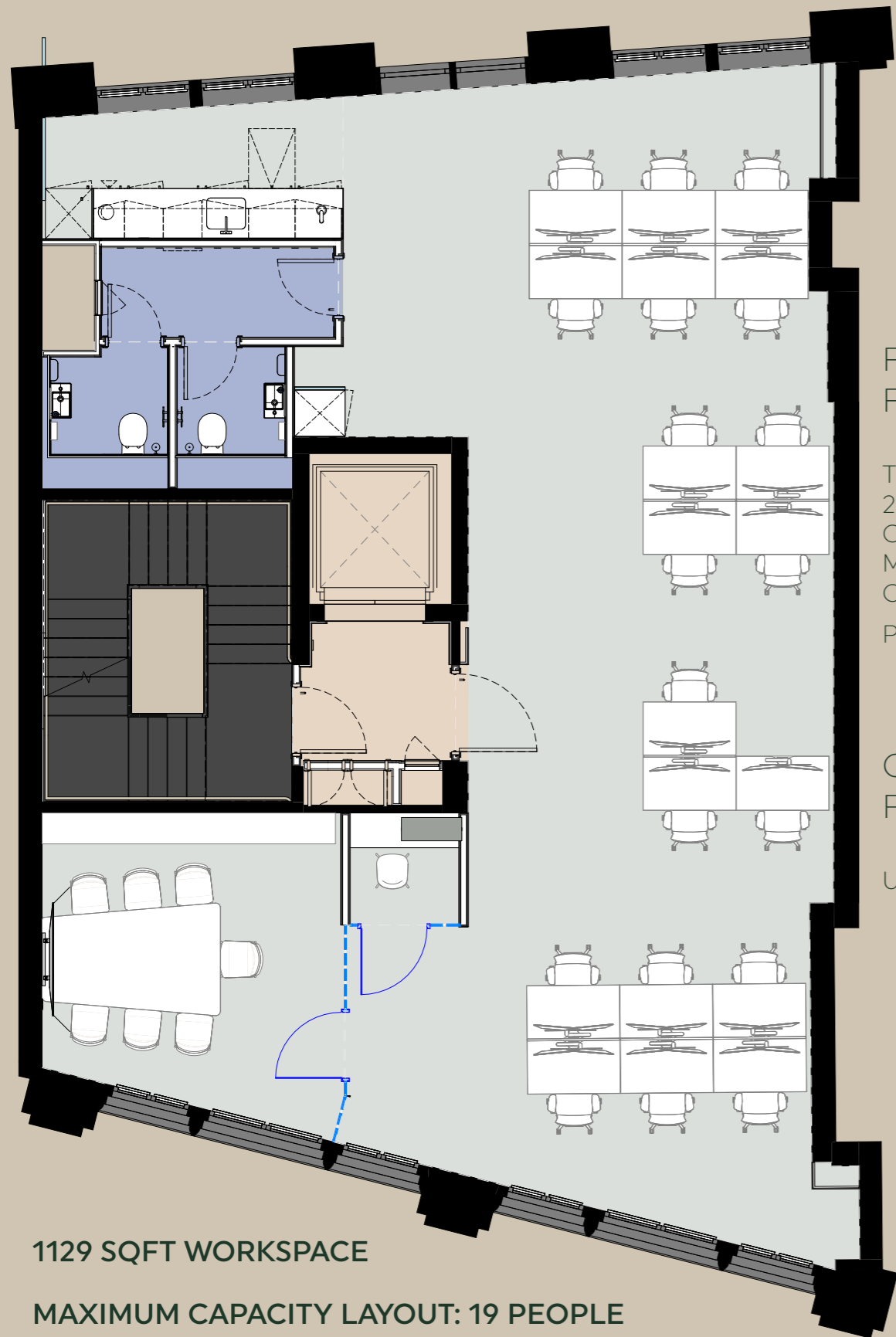
- OFFICE SPACE
- COMMON AREA
- WC'S



## Alternative Plan 1

PHONE POD  
6 PERSON COLLAB TABLE

# Level Three



## FIXED FEATURES

TEA POINT  
2 TOILETS  
ONE 7 PERSON MEETING ROOM  
ONE BUILT IN PHONE BOOTH

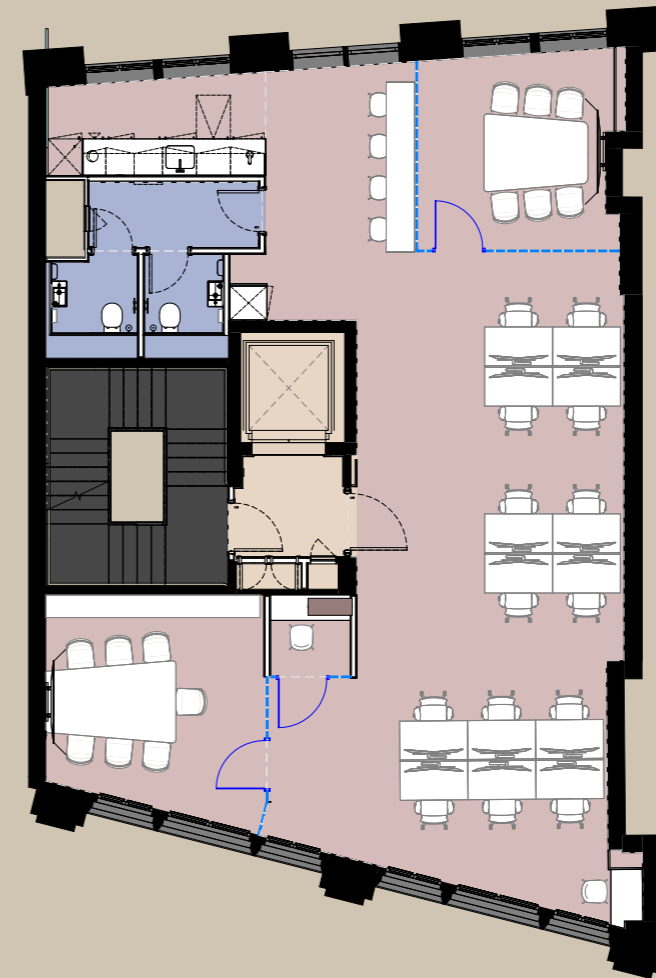
## OPTIONAL FEATURES

UP TO 19 DESKS

1129 SQFT WORKSPACE

MAXIMUM CAPACITY LAYOUT: 19 PEOPLE

● OFFICE SPACE    ● COMMON AREA    ● WC'S

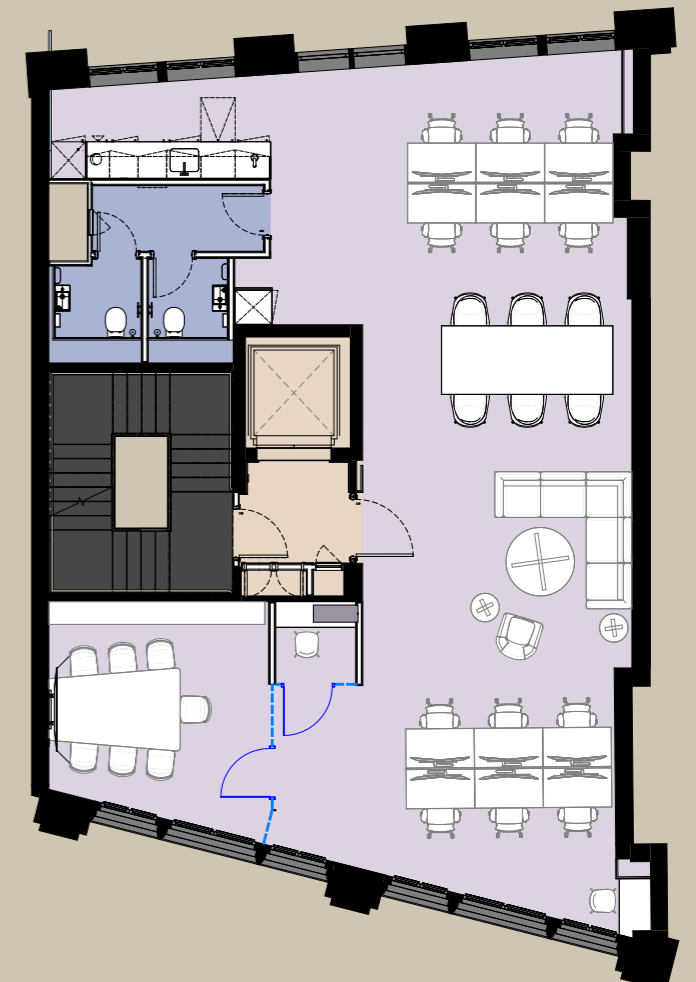


## Alternative Plan 1

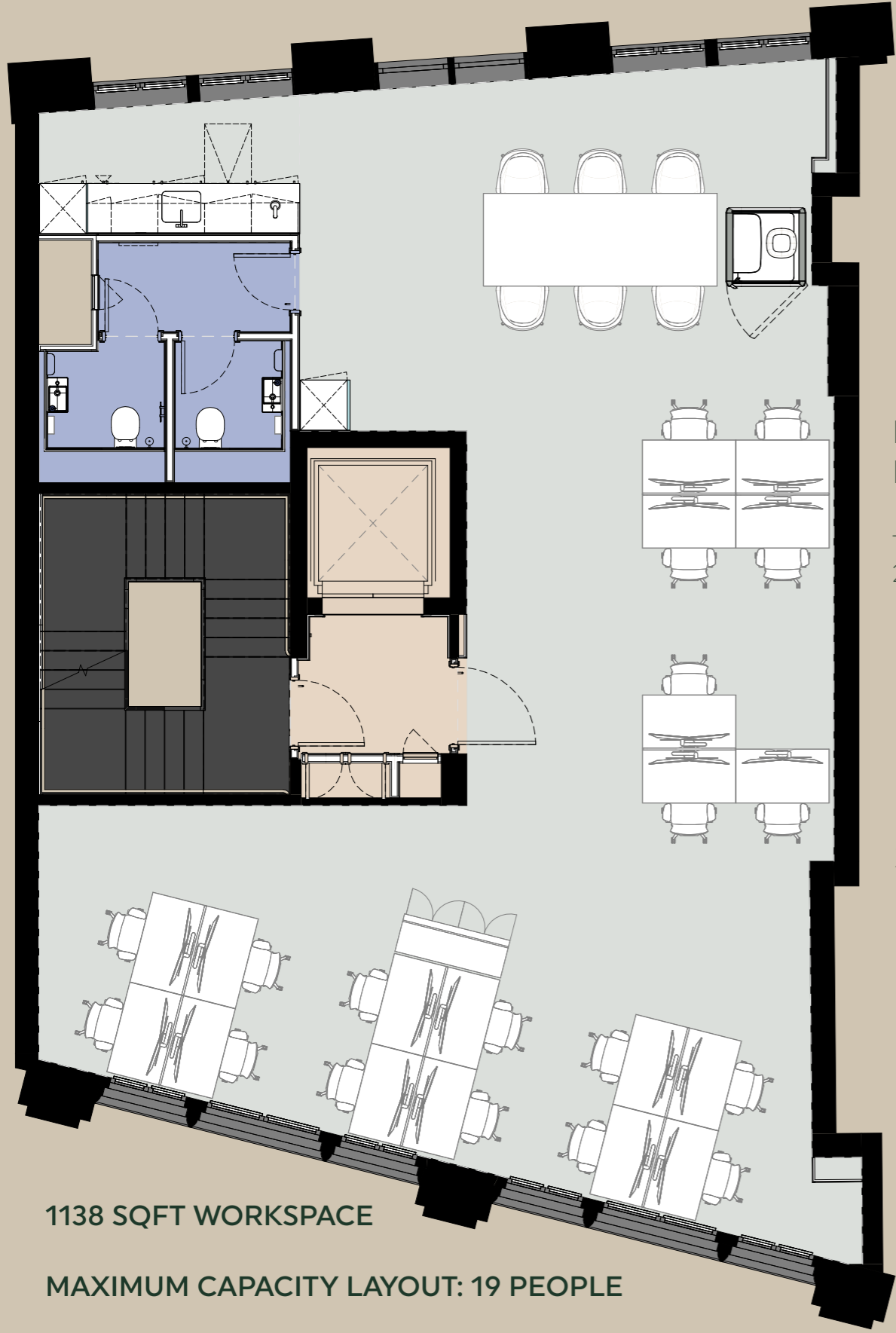
6 PERSON MEETING ROOM  
4 PERSON HIGH BENCH  
1 PERSON HIGH BENCH

## Alternative Plan 2

LOUNGE AREA  
6 PERSON COLLAB TABLE  
1 PERSON HIGH BENCH



# Level Four



FIXED FEATURES

TEA POINT  
2 TOILETS

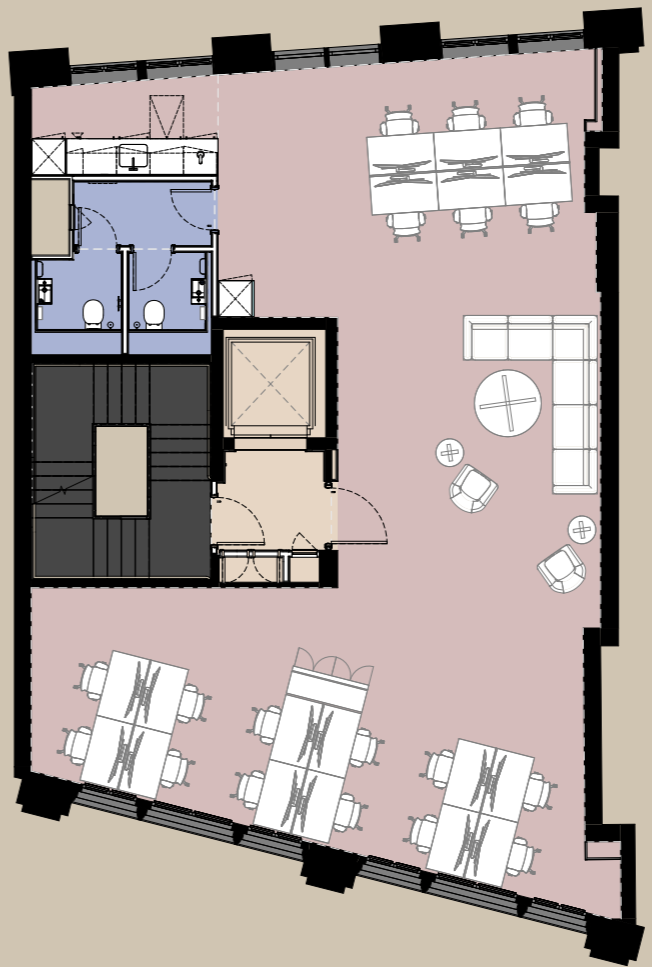
OPTIONAL FEATURES

UP TO 19 DESKS  
6 PERSON COLLAB TABLE  
1 PHONE POD

1138 SQFT WORKSPACE

MAXIMUM CAPACITY LAYOUT: 19 PEOPLE

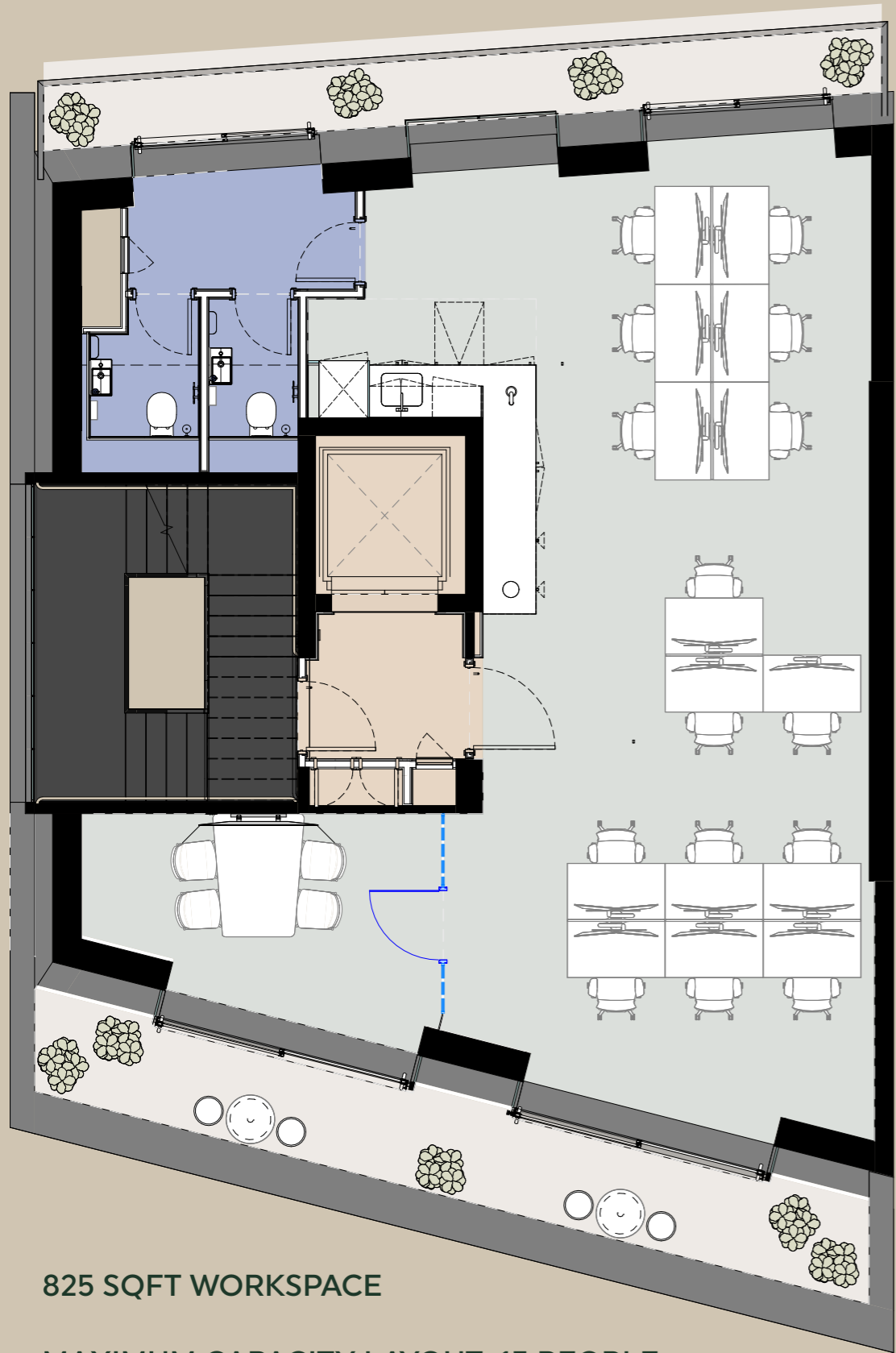
OFFICE SPACE    COMMON AREA    WC'S



## Alternative Plan 1

LOUNGE AREA

# Level Five



## FIXED FEATURES

TEA POINT  
2 TOILETS  
ONE 4 PERSON MEETING ROOM  
FRONT AND REAR TERRACES

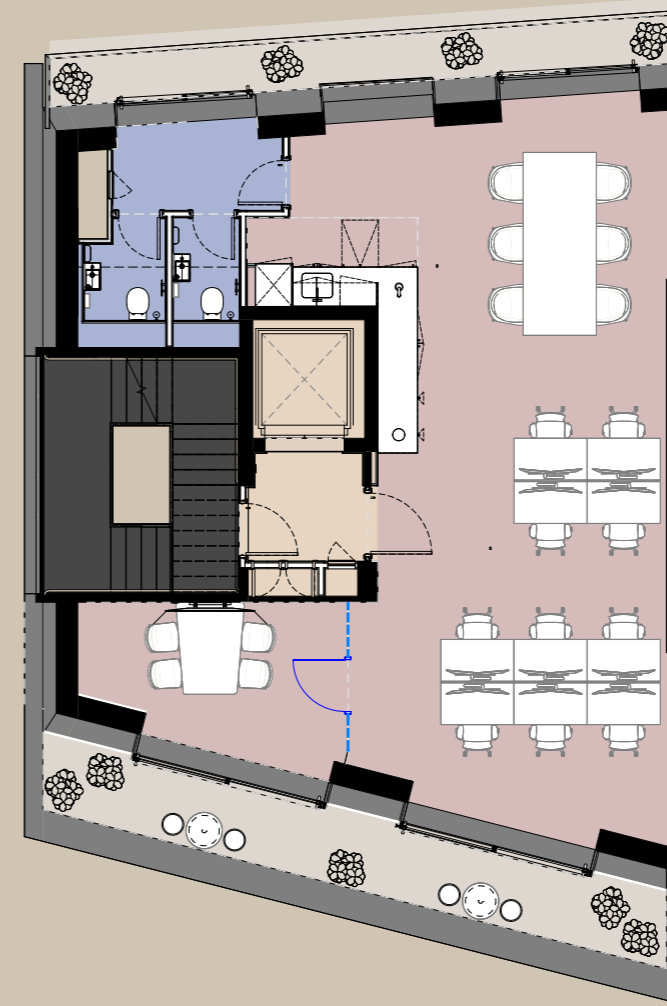
## OPTIONAL FEATURES

UP TO 15 DESKS

825 SQFT WORKSPACE

MAXIMUM CAPACITY LAYOUT: 15 PEOPLE

● OFFICE SPACE    ● COMMON AREA    ● AMMENITIES

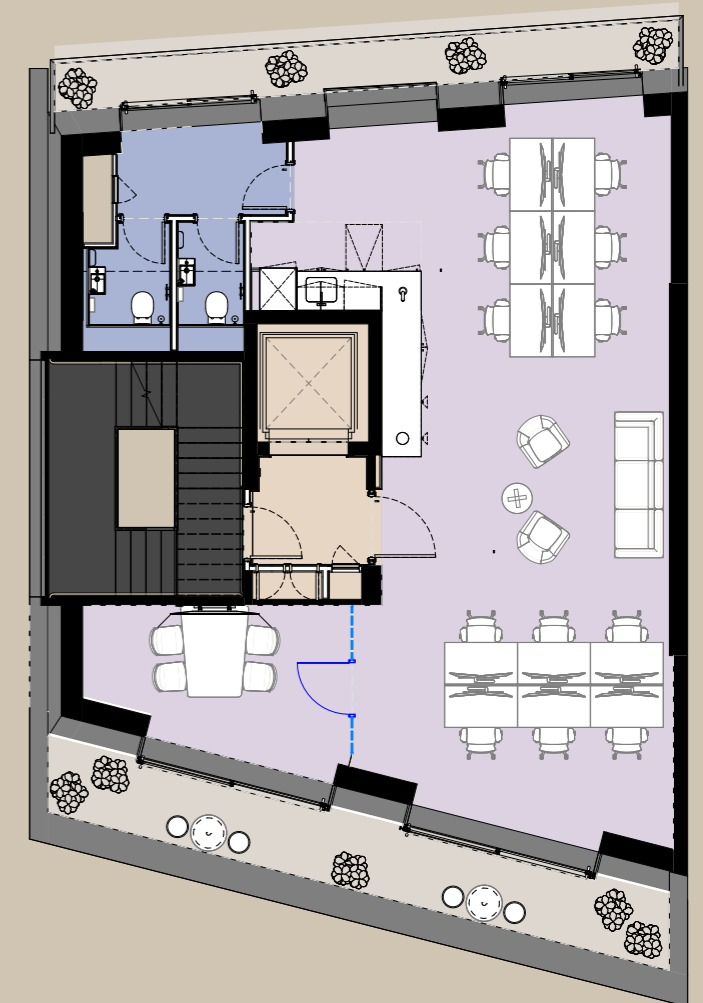


## Alternative Plan 1

6 PERSON COLLAB TABLE

## Alternative Plan 2

LOUNGE AREA









# Impeccably connected

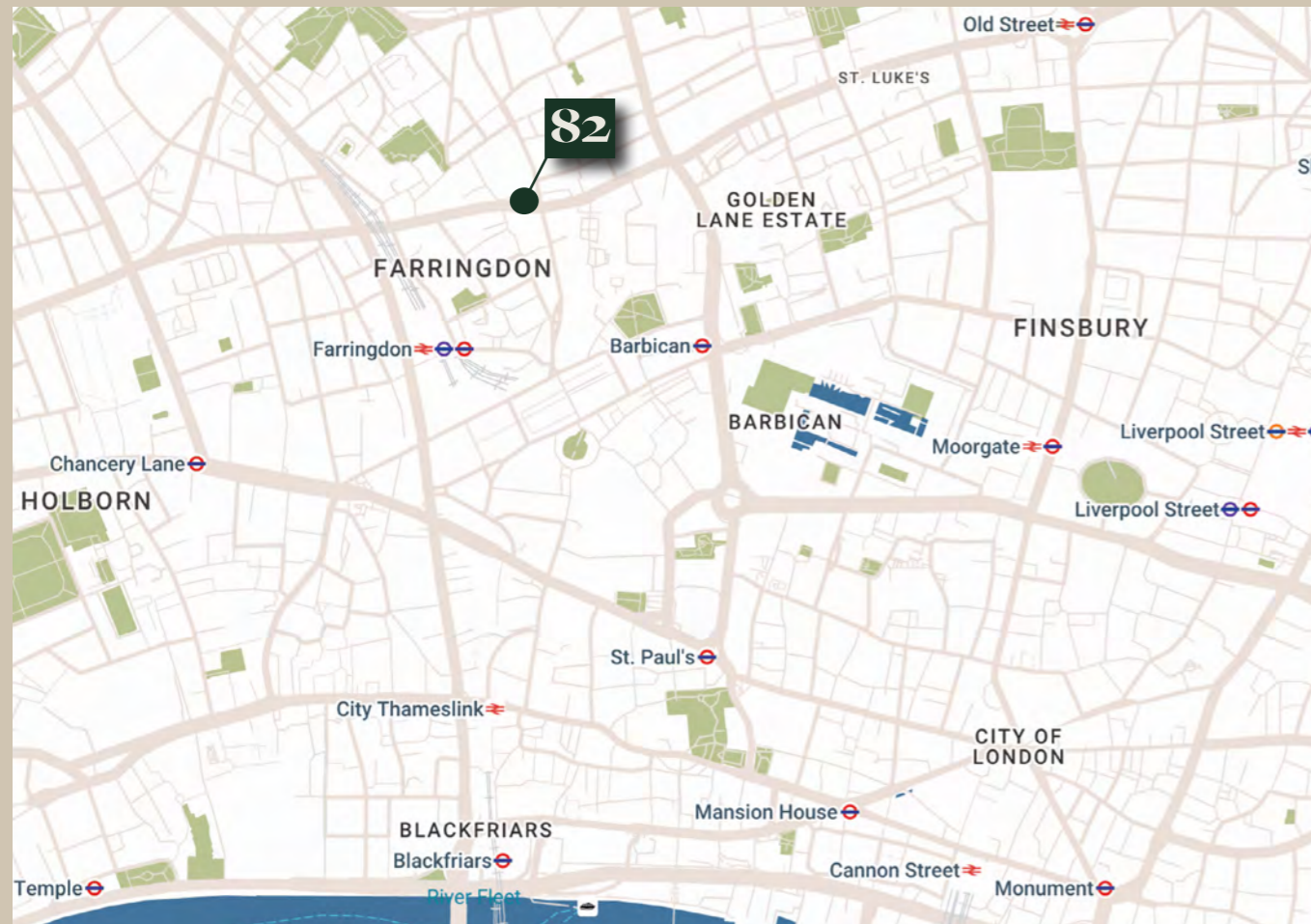
82 CLERKENWELL IS A COMMUTERS DREAM, LESS THAN 500M FROM FARRINGDON STATION AND ALL IT'S CONNECTIONS.

 6 mins Farringdon Station

 14 mins Old Street Station

 9 mins Barbican Station

 15 mins Chancery Lane Station



Circle

Central

Elizabeth line

Metropolitan

Northern

ThamesLink /

Hammersmith & City

# Get to know the area

cultural



vibrant



historic



connected



creative



# What's on your doorstep?

## Good food

Farringdon's food and drink scene mirrors the diversity of businesses in the area. From the vibrant street food stalls at Leather Lane Market to the unique, trendy cafes and a range of charming pubs, there's something to suit every taste.



## DINE OUT

Smiths of Smithfield  
The Winemakers Club  
Alchemy Cafe  
Watch House Fetter Lane  
Harrild & Sons Pub  
Leather Lane Market  
KERB - Cowcross Yard  
Cigalon Resturant

## Step away from your desk

Whether you're looking to escape your desk, get a workout in, or socialise, Farringdon has something for everyone.



## HOT SPOTS

Gymbox  
Virgin Active  
Pure Gym  
The Maughan Library  
Piano Works  
Hatton Garden  
Bounce  
Urban Golf

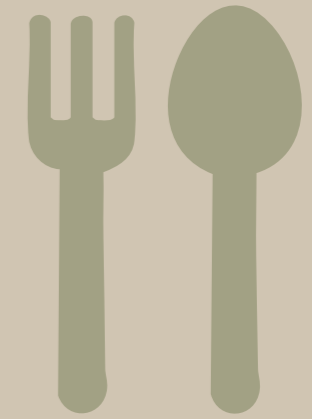
## Your neighbours

Farringdon is quickly becoming the go-to spot for creative and tech companies, with many flocking to this vibrant corner of Central London, thanks to a boost in connectivity.



## COMPANIES

LinkedIn  
Snap Chat  
Tik Tok  
Depop  
Fred Perry  
Clerkenwell Films  
Alexander McQueen Studio  
Vitra



# Get in touch with us

FOR MORE INFORMATION  
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