



# 1 COLDBATH SQUARE

CLERKENWELL, EC1R 5HL

---

FOREST  
REAL ESTATE

# TO LET

## 1,826 SQ FT

### Self Contained Office Building With One Parking Space

#### Key Features

---

- Self Contained Building
- One Parking Space
- 24/7 Access
- Several WCs
- Vaulted Ceiling to the Top Floor
- Separate Basement Access
- Within a Short Walk of Farringdon Station
- Gated Courtyard Setting
- Dual Aspect Windows
- Dining Options Include The Vibrant Exmouth Market and Leather Lane Market
- Excellent Natural Light
- Use of Private Communal Garden
- Drop Off Loading/Unloading

**1 Coldbath Square**  
Clerkenwell, EC1R 5HL





## Description

Coldbath Square presents a rare opportunity to lease a beautifully designed, self-contained office building set within a secure and tranquil gated courtyard. This distinctive property combines character, privacy, and functionality—an ideal environment for forward-thinking businesses seeking a stand-out address in the heart of Farringdon.

Arranged over four open-plan floors—lower ground, ground, first, and second—the building offers flexible, light-filled workspace suited to a variety of uses. With its contemporary finishes and adaptable layout, it is particularly well-suited to occupiers in the tech, media, and creative industries.

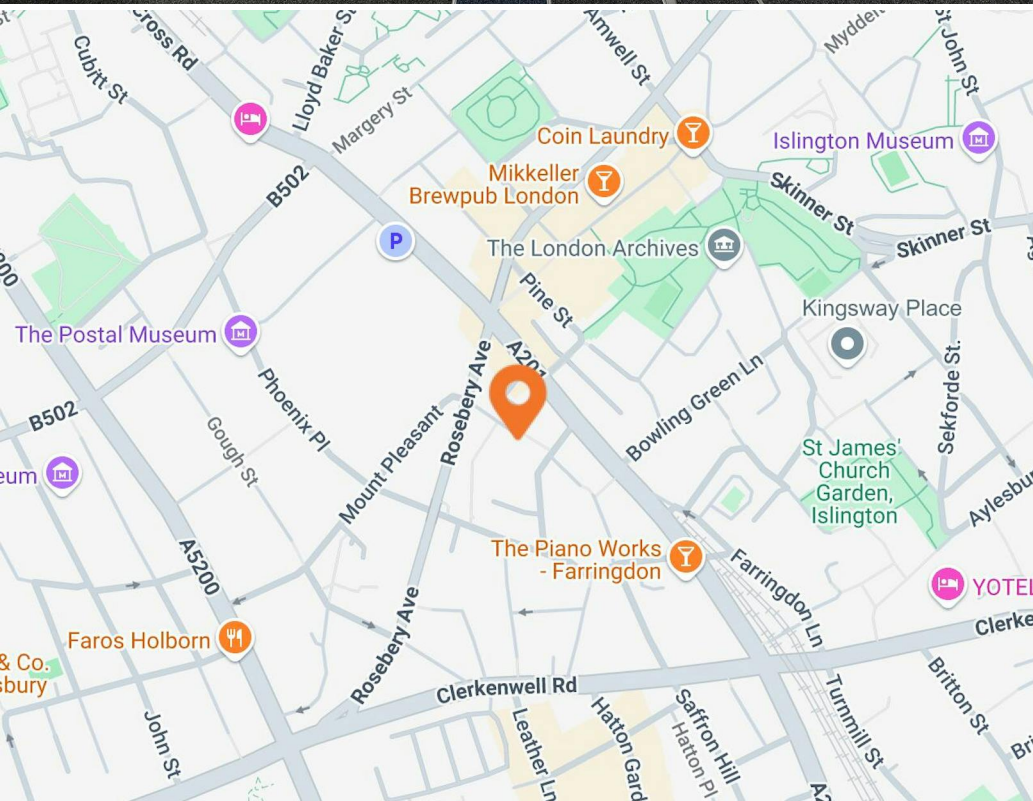
In addition to the high-quality interior, the property benefits from one secure basement parking space.

## Location

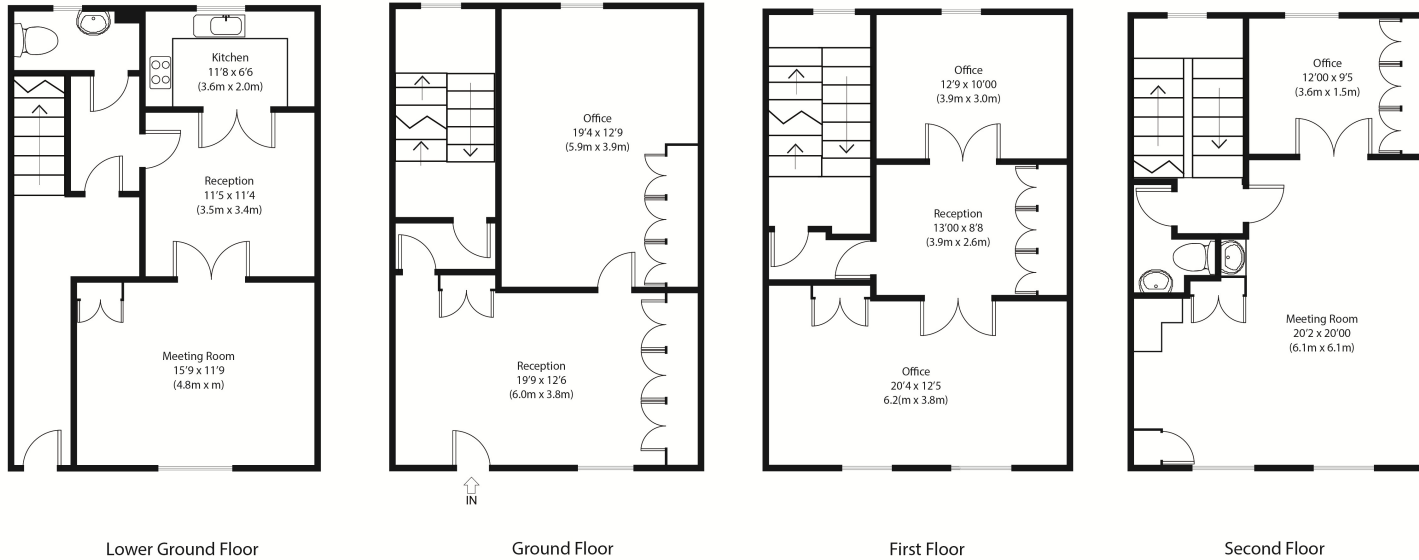
1 Coldbath Square is discreetly nestled within a peaceful private courtyard, offering a rare sense of calm and privacy in the bustling heart of Farringdon. Positioned just off the well-connected Farringdon Road, this office building enjoys excellent accessibility while maintaining a quiet, professional atmosphere—ideal for modern businesses.

The surrounding area is a dynamic hub of creativity and innovation, home to a vibrant mix of tech firms, media companies, and design studios. Tenants benefit from being just a short walk from an exceptional array of popular restaurants, artisan cafés, and stylish bars—perfect for client meetings, after-work socialising, or grabbing a quality coffee on the go.

With Farringdon Station just minutes away, providing access to the Elizabeth Line, Thameslink, and London Underground, 1 Coldbath Square is perfectly positioned for both local and international connectivity.







Approximate Gross Internal Area  
2480 sq ft (230 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

# Availability

---

**Lease** New Lease

---

**Rent** £32.50 per sq ft

---

**Rates** £30,525 per annum

---

**Service Charge** £4,000 per annum

---

**VAT** Applicable

---

**EPC** E (114)

---

# Contact

---

## Zach Forest

020 3370 4470 | 07890 209 397

zach@forestrealestate.co.uk

## Casey Okin

020 3370 4470 | 07391 453 076

casey@forestrealestate.co.uk

## London Office Team

55 St John Street, London, EC1M 4AN

020 3370 4470

## London Industrial Team

1 Bridge Lane, London, NW11 0EA

020 3355 1555

## Hertfordshire Team

Oak House, Reeds Crescent, Watford, WD24 4QP

01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)

[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

**1 Coldbath Square**  
Clerkenwell, EC1R 5HL

**F O R E S T**  
REAL ESTATE