



## Laystall House, 8 Rosebery Avenue

London, EC1R 4TD

Laystall House has been spectacularly refurbished offering modern office space behind a retained façade.

Size:

**790 to 1,784 sq ft**

Rent:

**£47.50 per annum**

Service Charge:

**£18.58 per sq ft (2024/2025)**

Terms:

**New FR & I lease**

- Attractive converted Victorian warehouse;
- Media style office space;
- CAT A+;
- Colt & BT Fibre;
- Showers & demised WCs

Interested?

Request more information.

020 3077 3456

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## Description

Laystall House has been spectacularly refurbished providing modern office space behind a retained façade. The self contained LG and G office is now available, after the successful lettings of all upper floors.

A number of the original warehouse features have been preserved and combined with exposed services and modern fittings blending the old and new seamlessly.

The lower ground floor offers fully fitted, plug and play accommodation with fibre connectivity.

## Location

Located within a prime Clerkenwell position, Laystall House offers unique, high quality floor space ideally suited to tech and creative industries.

The building benefits from excellent transport connectivity which will be further enhanced with the Elizabeth Line at Farringdon Station approximately an 8 minute walk away.

## Accommodation

The accommodation comprises of the following;

	sq ft	sq m	Rent	Availability
4th	790	73.39	£47.50 /annum	Available
1st	994	92.35	-	Coming Soon
<b>Total</b>	<b>1,784</b>	<b>165.74</b>		

## Specification

- Fully fitted
- Timber effect floors;
- Galvanised steel perimeter trunking;
- Suspended LED lighting;
- VRF air conditioning;
- Fibre connection;
- Secure entry system;
- WCs and showers; and
- Passenger lift.

## EPC

B (50)

## Business Rates

Upon Enquiry

## Ross Crummey

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## Charlie Browne

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