

Compton

For Rent
**20-25 Glasshouse Yard
Clerkenwell EC1**



Plug & Play office space available for rent next to Barbican Station (Elizabeth Line Entrance)

For Rent

Glasshouse Yard
20-25 Glasshouse Yard
Clerkenwell EC1A

Size

1,206 - 5,756 Ft²

Rent

£57.50 - £62.50 per sq ft

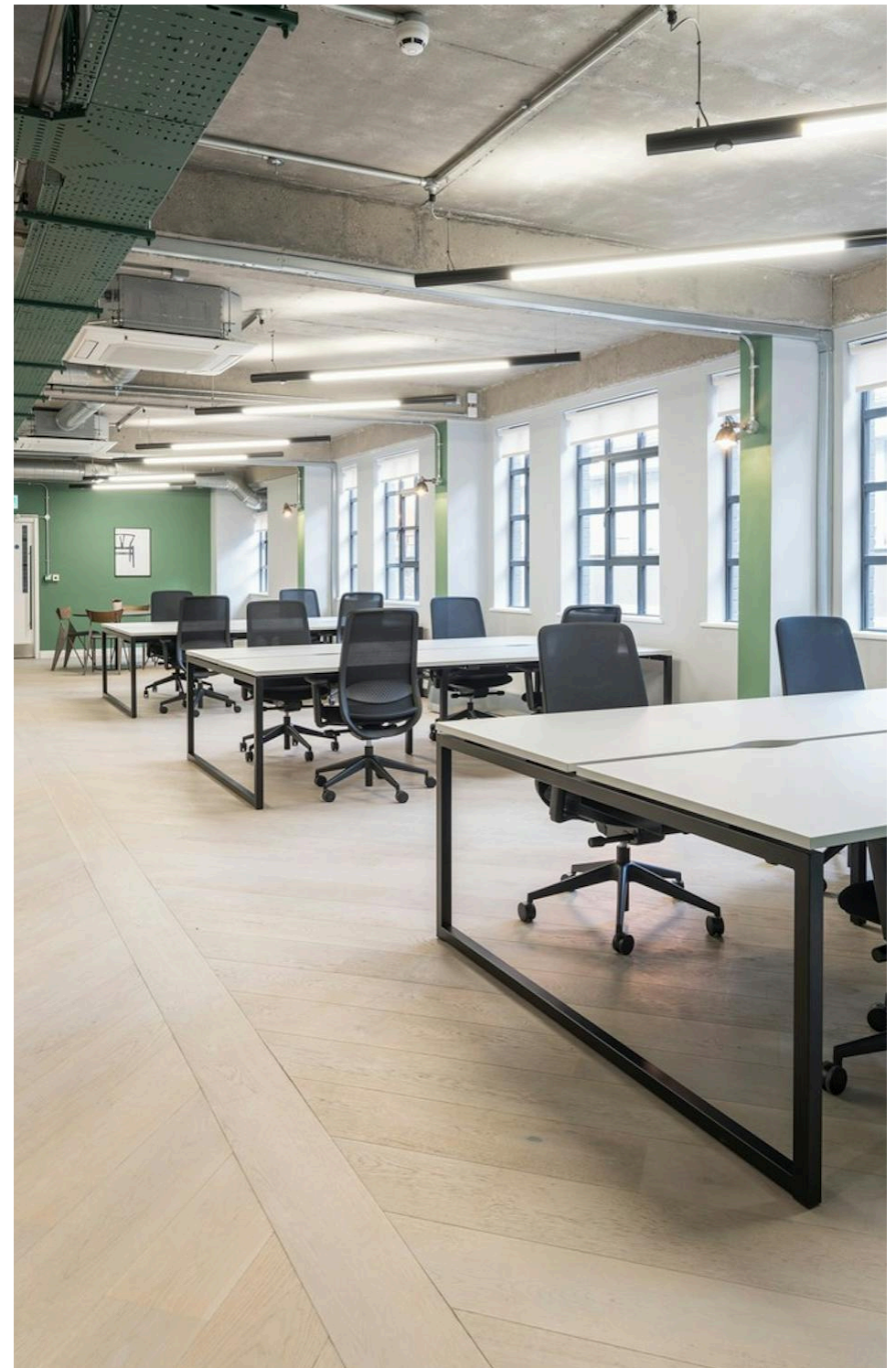
Fitout

Fitted

Description

Glasshouse Yard, situated in the heart of Clerkenwell comprises 7,300 ft² of beautifully refurbished office space. The building is fully self-contained but can also be leased on a single floor basis.

All of the available floors have been fully fitted and furnished to create fully Plug & Play office suites ready to be occupied, with excellent floor-to-ceiling heights, which flood the space with natural daylight along with high quality furnishings and exposed services.



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Click to Play



For Rent

Glasshouse Yard
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Second Floor

Size

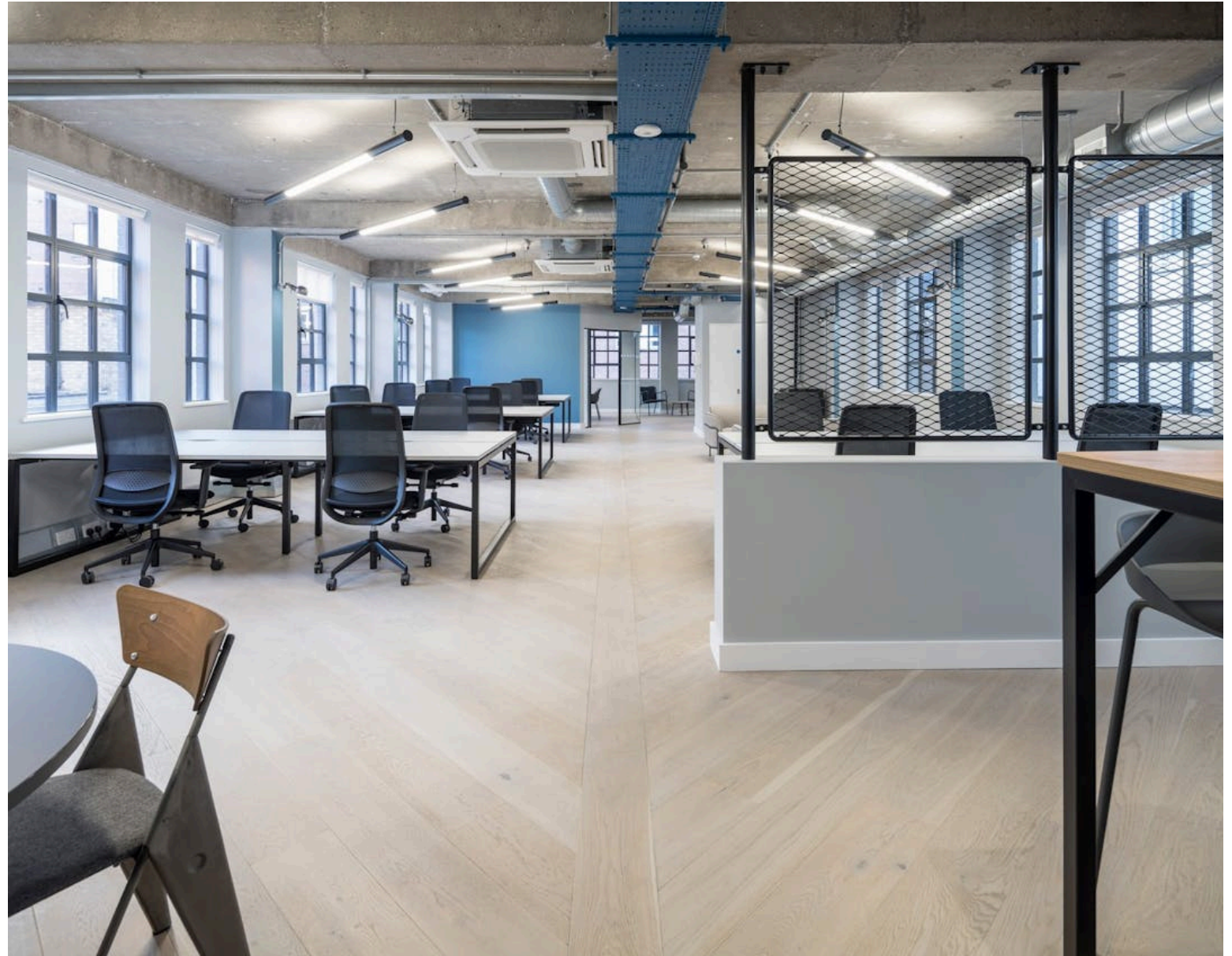
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Ground Floor



For Rent

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First Floor



Third Floor



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Location

The building is brilliantly located within Glasshouse Yard which is within a one minute walk of Barbican Station and the newly opened Crossrail Station at both Farringdon and Barbican.

Clerkenwell sits between Shoreditch and the West End, and its character is somehow both unique and a composite of its neighbours.

The area's rich history is unsurprising given its proximity to the City of London, and it's perhaps this sense of richness – in culture, the arts, creativity, commerce and architecture – that gives Clerkenwell its distinctive charm.

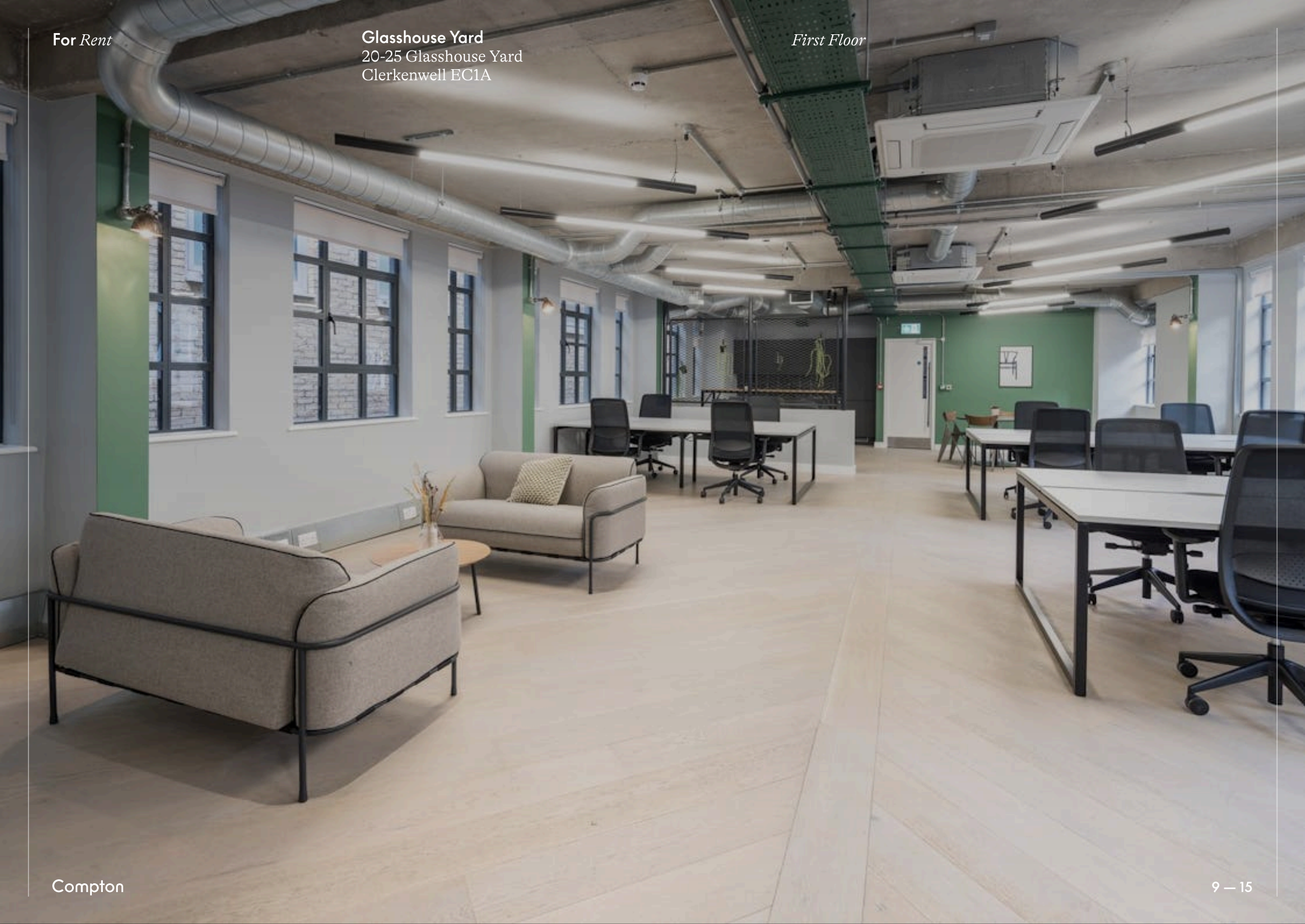


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First Floor

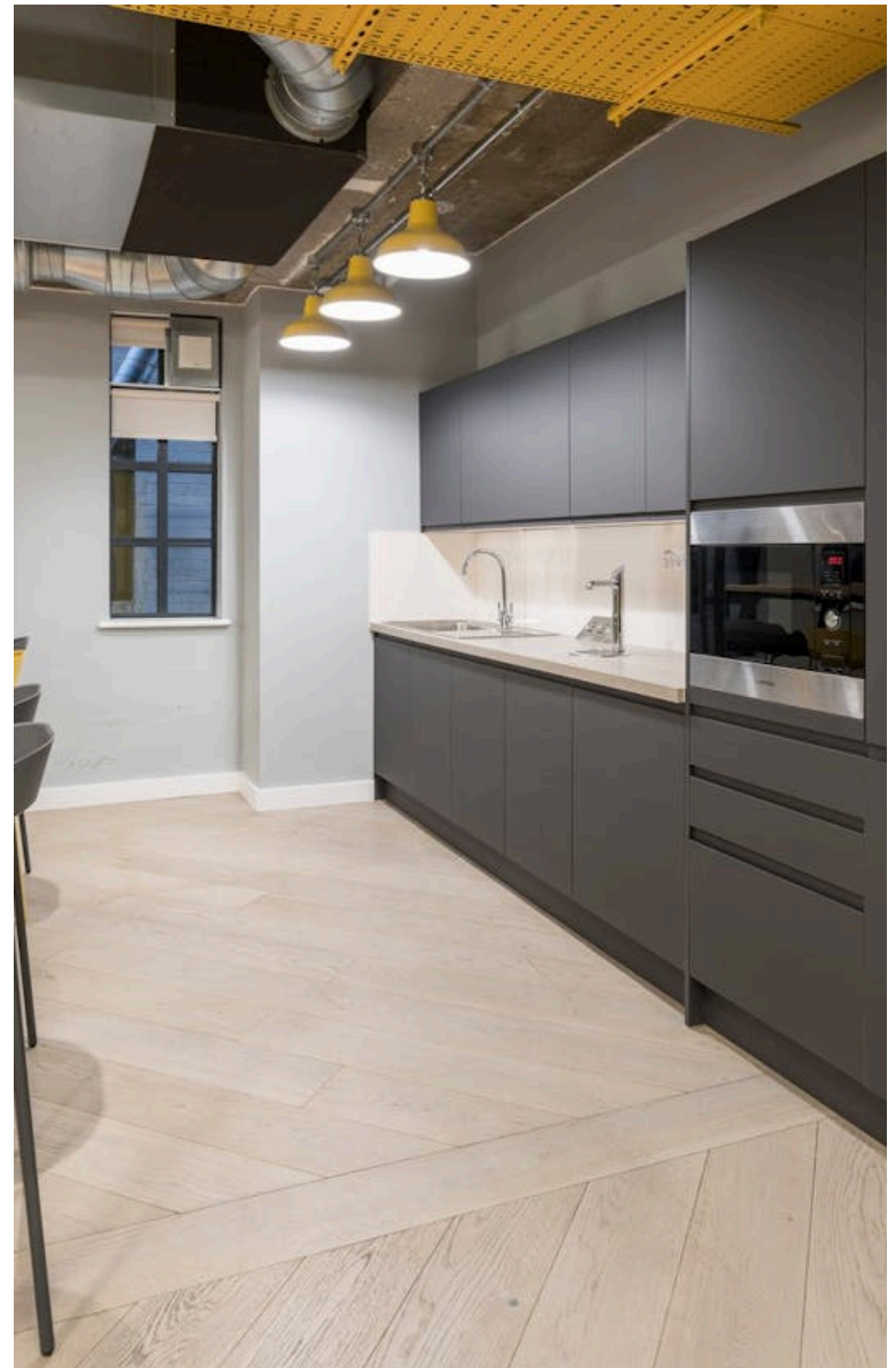


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Amenities

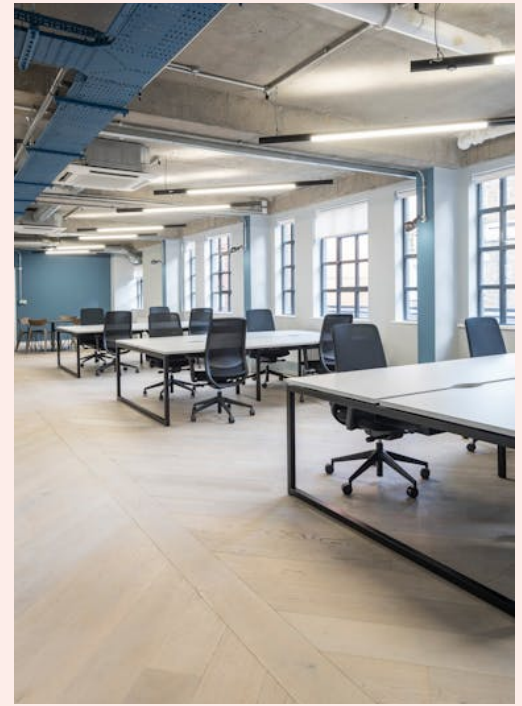
- Fully fitted PLUG & PLAY office space
- Furniture and internet connection from day one
- Service Charge is Inclusive of; demised water, demised electricity and plug and play internet with a lease line upto 1GB.
- 16 Desks
- 8 Person Meeting Room
- 2 collab / breakout space
- 1x Teapoint
- Air conditioning throughout
- Demised WC's
- End of trip / Shower facilities



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Second Floor



Second Floor

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Availability

Floor/Unit	Description	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
3rd	Fully Fitted	1,206	£62.50	£16.30	£10.74	£8,998.77	£107,985.24	Available
2nd	Fully Fitted	1,625	£62.50	£18.14	£10.74	£12,374.38	£148,492.50	Available
1st	Fully Fitted	1,625	£62.50	£18.65	£10.74	£12,443.44	£149,321.25	Let
Ground	& Lower Ground	2,925	£57.50	£15.87	£10.74	£20,501.81	£246,021.75	Available

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Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

Possession

Available

VAT

The property is elected for VAT

Local Authority

The London Borough of Islington

3rd Floor - What's Included?

12 Desks 1 six person meeting room
2 collab / breakout space Private kitchen

2nd Floor - What's Included?

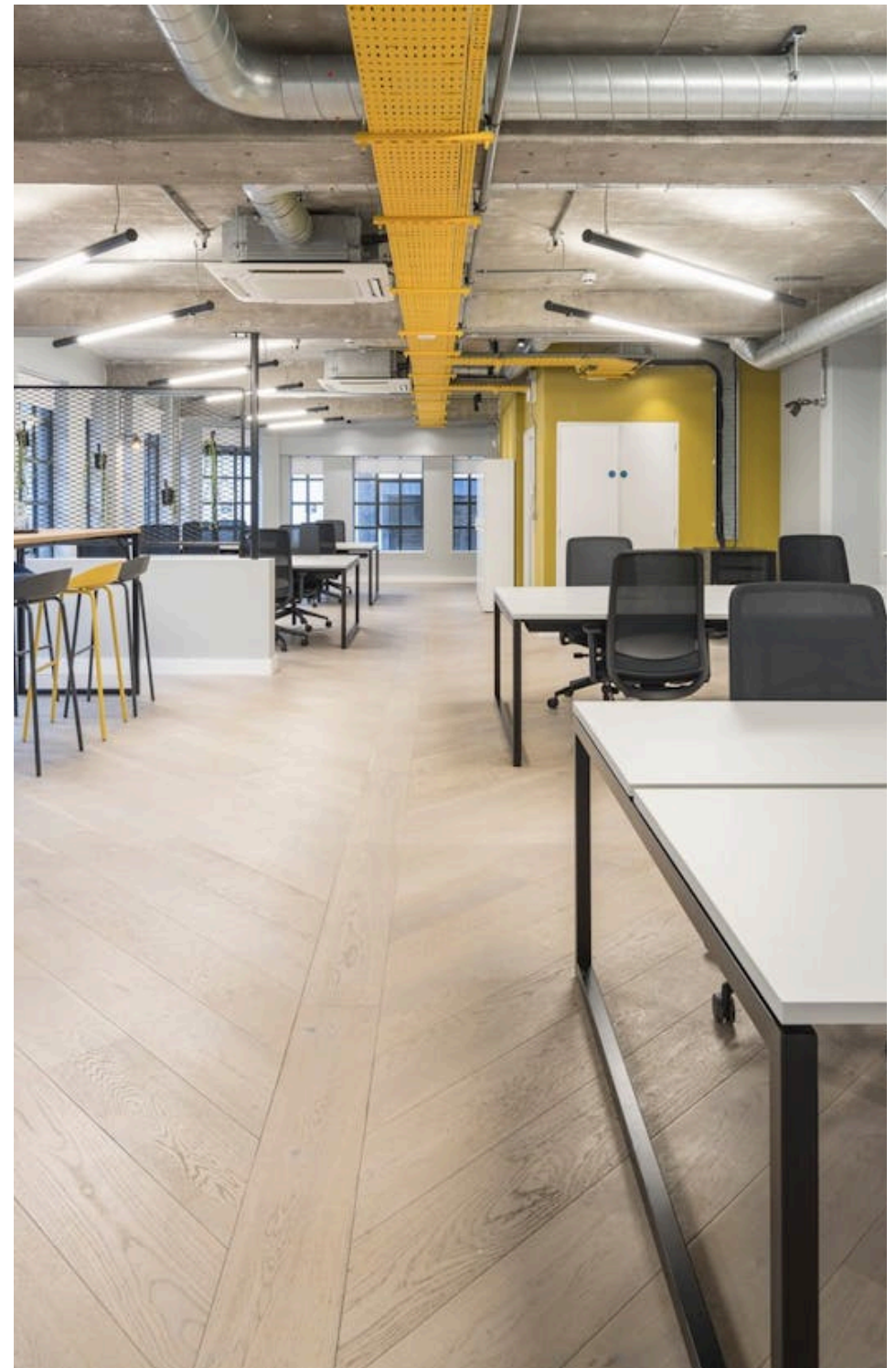
16 Desks 1 eight person meeting room
2 collab / breakout space Private kitchen

Tenure

New Lease

Content

Watch the Film
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Contact Us

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