

Compton

*For Rent*  
**25 Amwell Street  
Clerkenwell EC1**



Rarely available fully self-contained  
educational use Grade II listed  
building with large demised garden

**For Rent**

25 Amwell Street  
Clerkenwell EC1R

**Size**

9,967 Ft<sup>2</sup>

**Rent**

£45 per sq ft

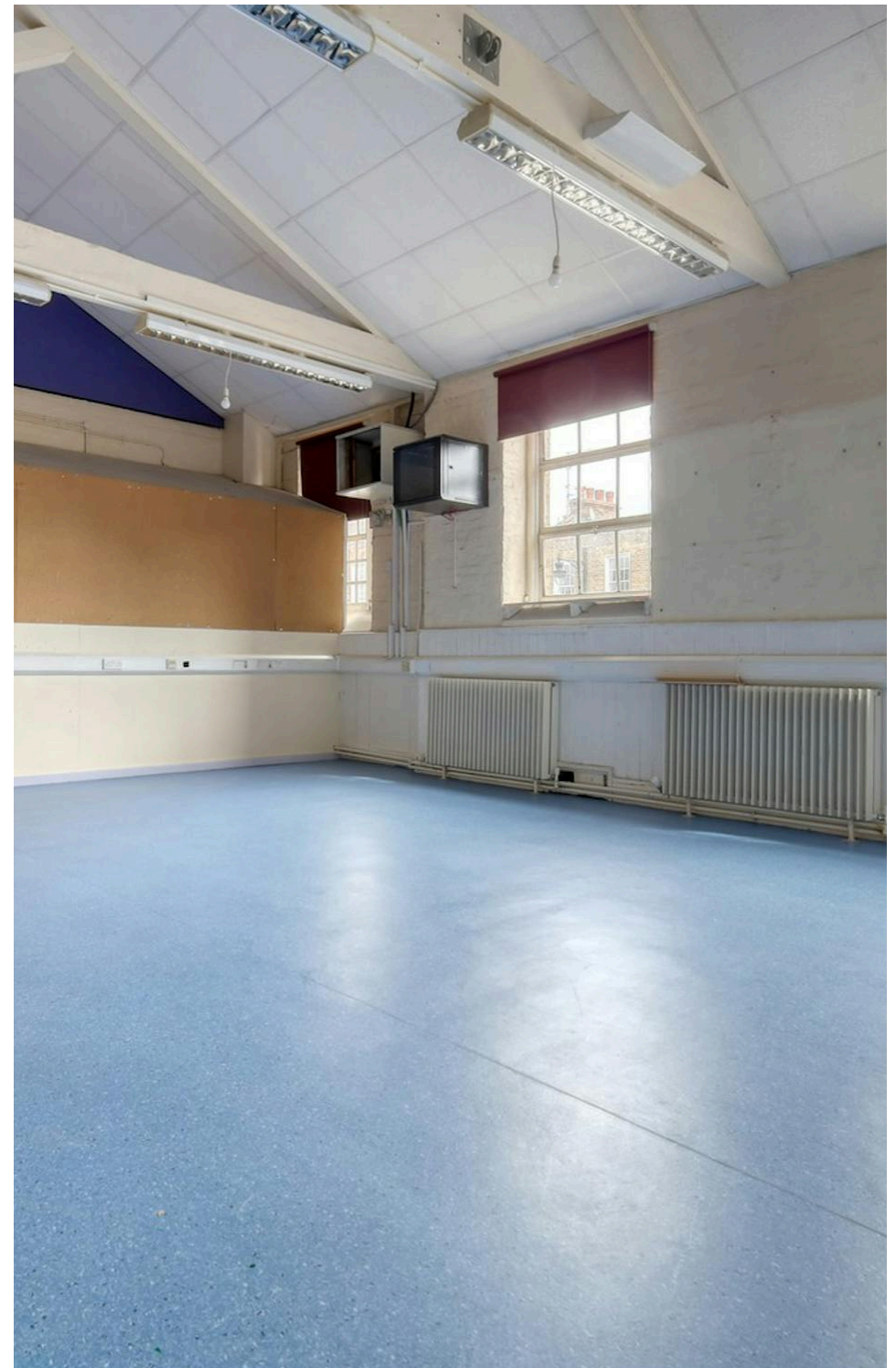
**Fitout**

Not Fitted

### **Description**

This Grade II listed former school measures approximately 9,967 sq. ft. and is arranged across several floors. Rich in character, the property combines practicality with period charm, retaining original details such as the striking brick frontage, high ceilings, and robust cast-iron columns.

Designated under Use Class F1, the building is adaptable to a variety of uses, with strong potential for educational or religious purposes. Inside, the accommodation is versatile, incorporating a mix of open-plan areas alongside private offices, classrooms, kitchen space, and WC facilities.



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Clerkenwell EC1R

**Size**

9,967 Ft<sup>2</sup>

**Rent**

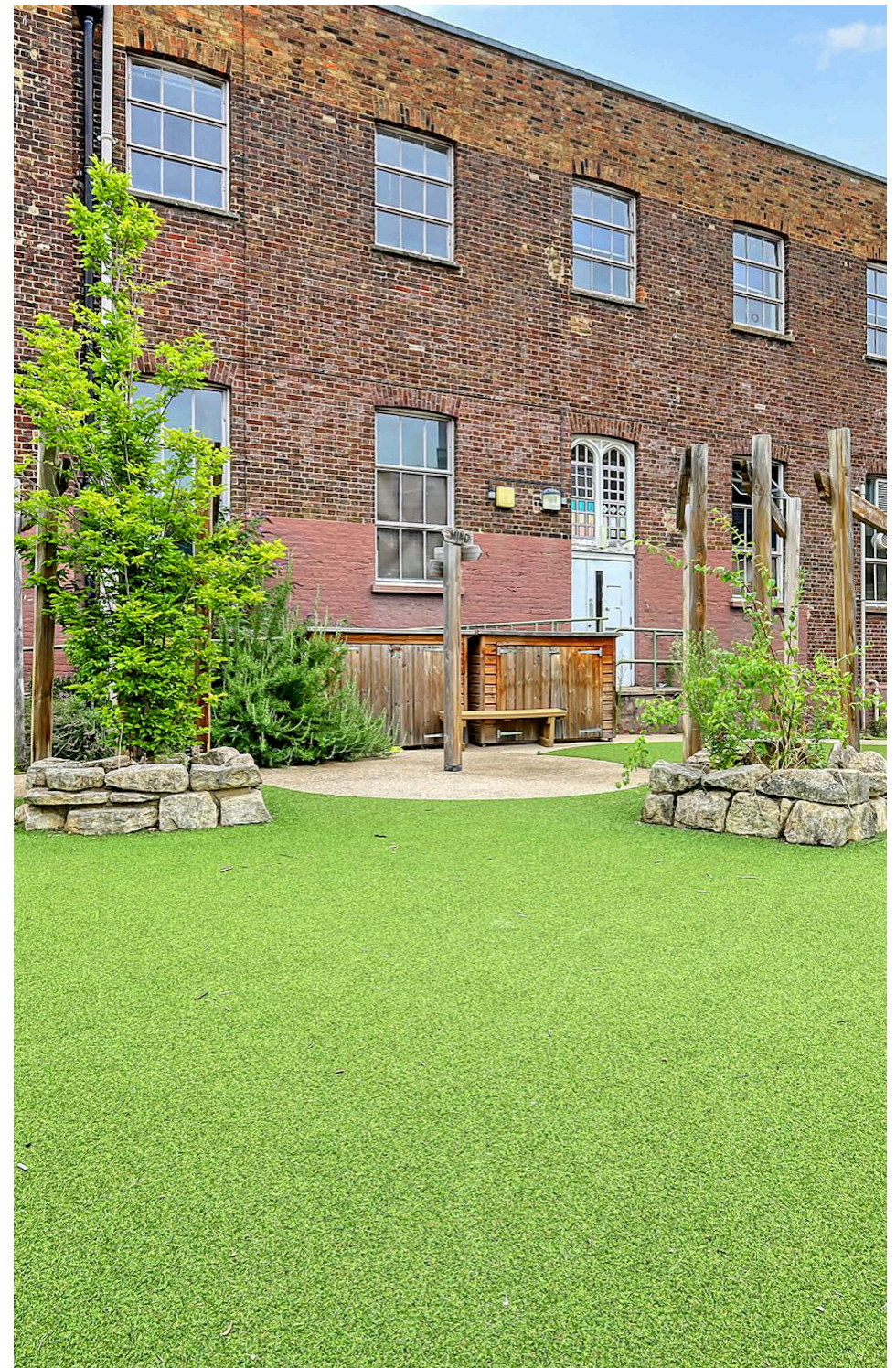
£45 per sq ft

**Fitout**

Not Fitted

**Description**

Outside, a substantial area once used as the school playground provides valuable external space, offering further amenity and flexibility for future occupiers.



For Rent

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Compton

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*For Rent*

25 Amwell Street  
Clerkenwell EC1R

*External*

**Size**

9,967 Ft<sup>2</sup>

**Rent**

£45 per sq ft

**Fitout**

Not Fitted



Compton

For Rent

25 Amwell Street  
Clerkenwell EC1R

Internal



For Rent

25 Amwell Street  
Clerkenwell EC1R

Internal



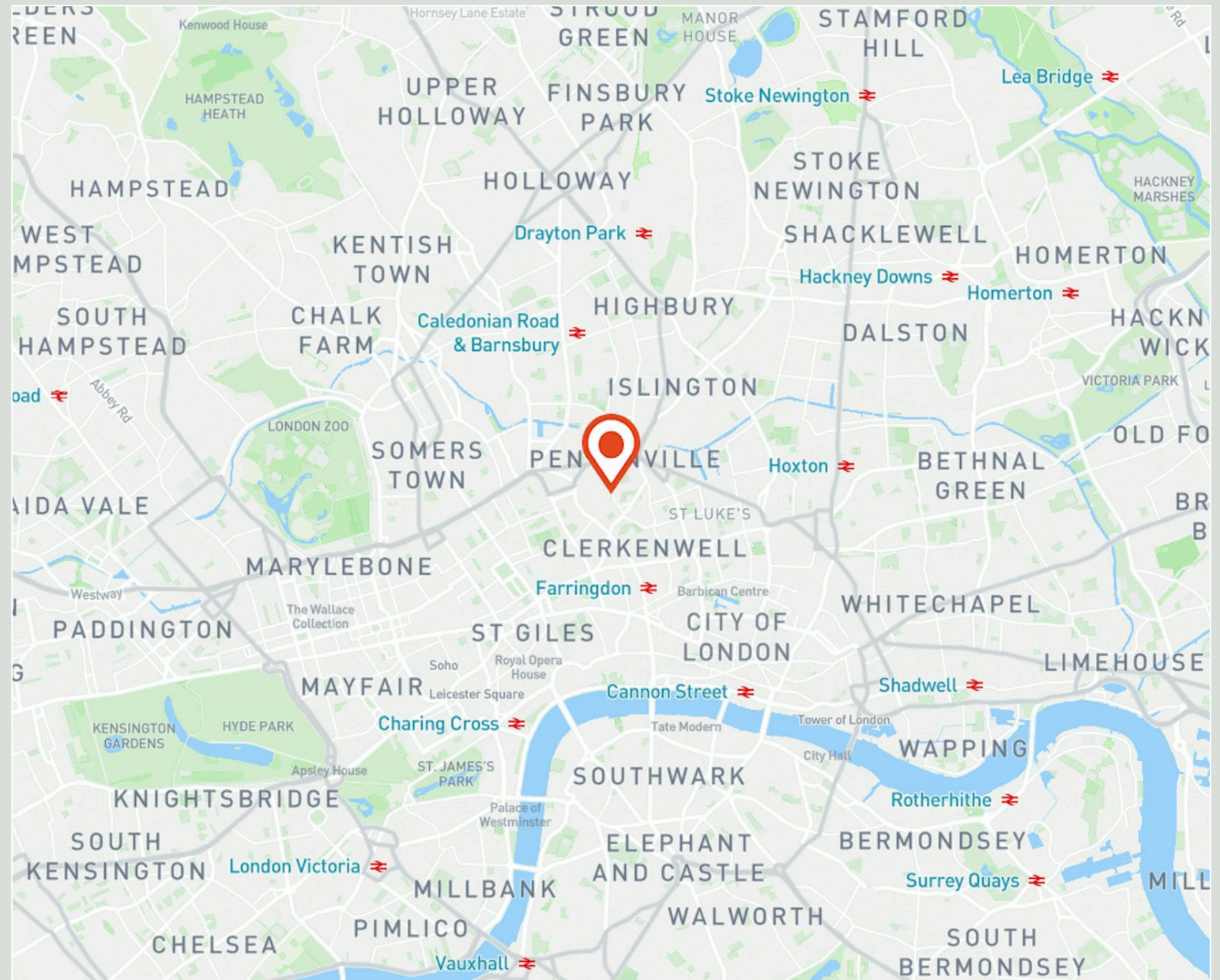
Internal

**For Rent**

25 Amwell Street  
Clerkenwell EC1R

*Location*

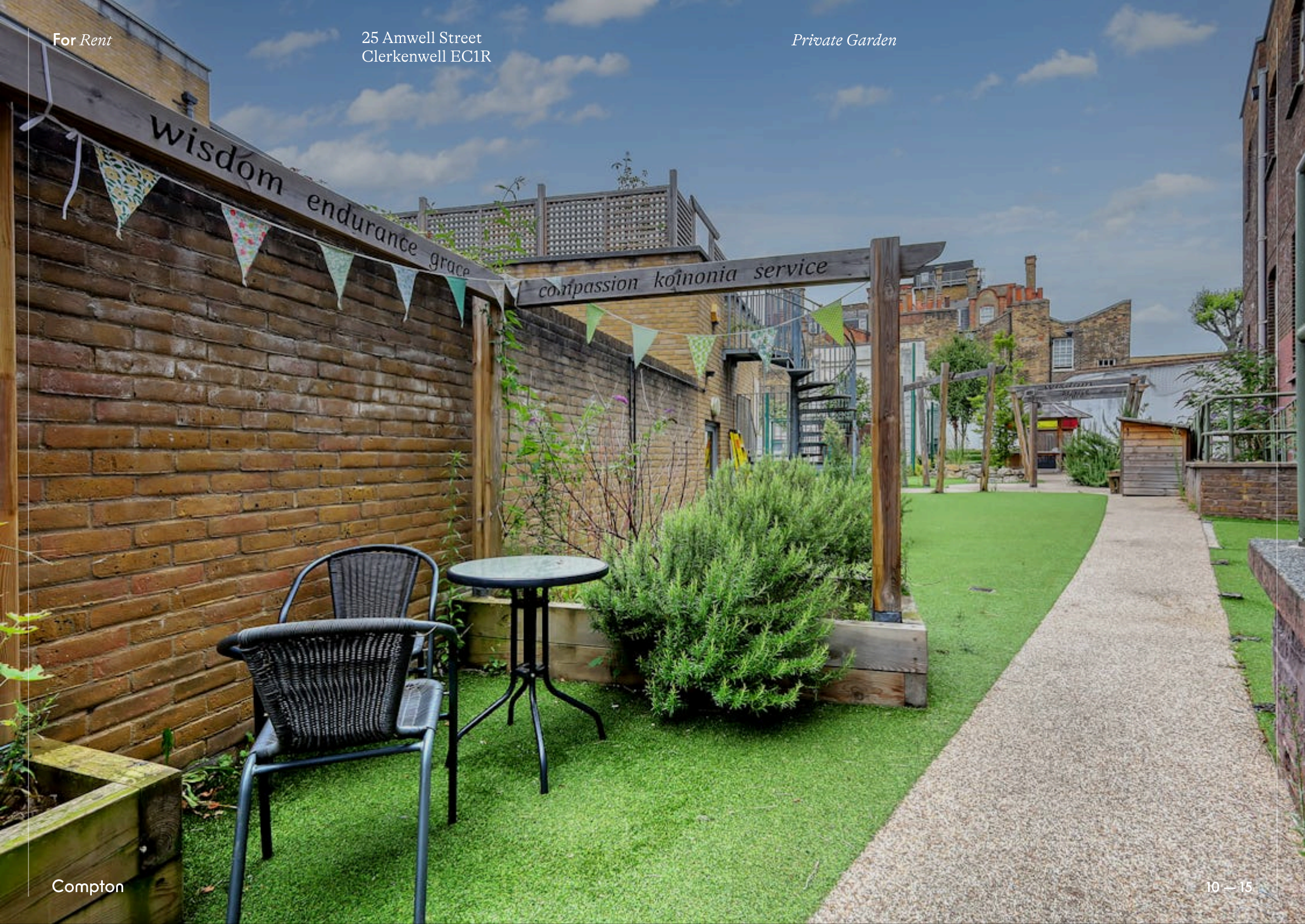
Located in Clerkenwell, this property benefits from a vibrant central London setting, combining characterful architecture with a dynamic business community. Excellent transport links are within walking distance, including Farringdon Station (Elizabeth Line, Thameslink and Underground) as well as Angel, Barbican and King's Cross St Pancras. Surrounded by cafes, restaurants and independent shops, Clerkenwell offers a lively atmosphere and unrivalled connectivity, making it an ideal base for businesses close to both the City and West End.



For Rent

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Private Garden

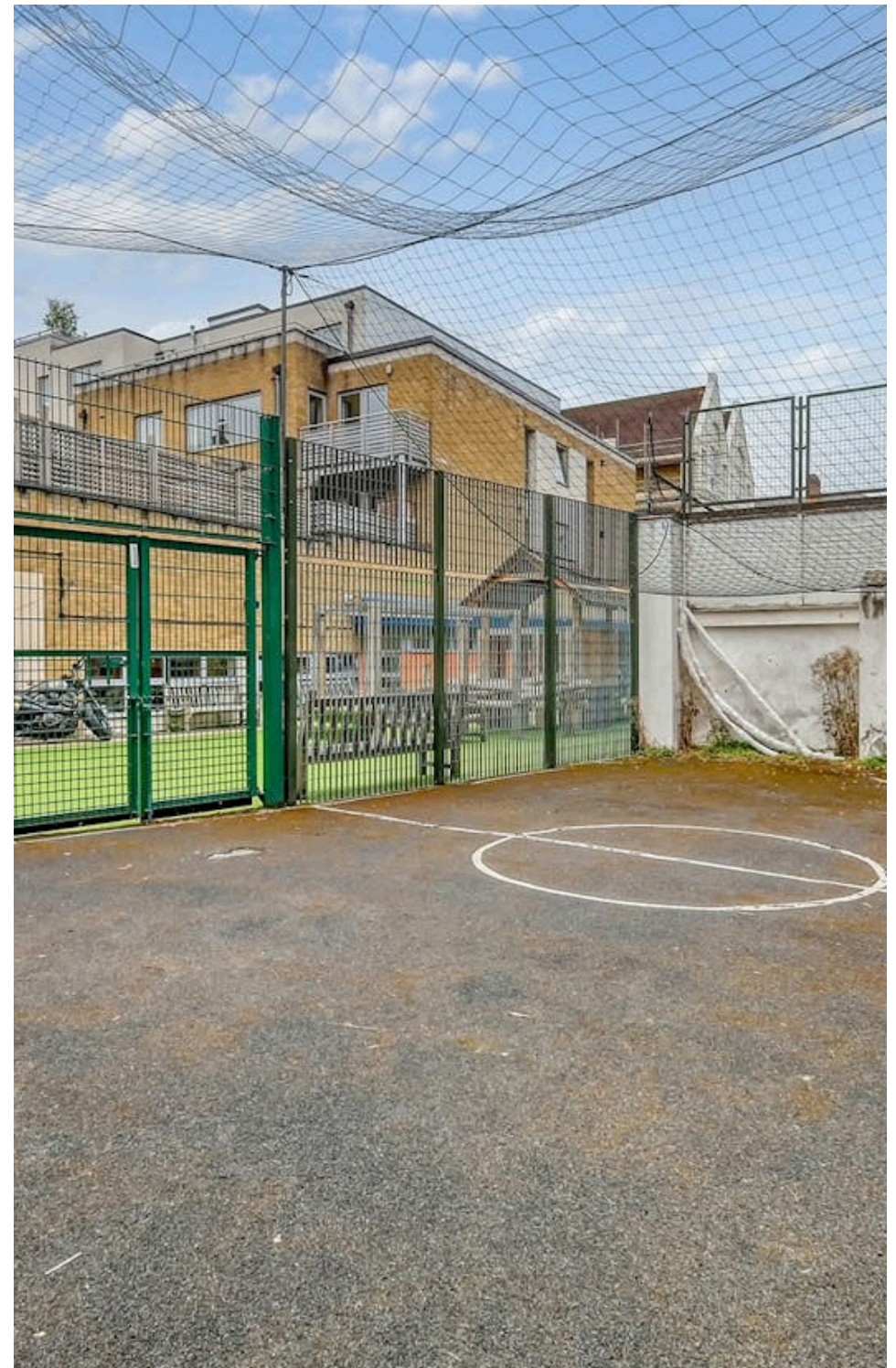


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**Amenities**

- Grade II listed former school
- F1 use class
- Large demised garden
- Versatile space with classrooms, offices, large kitchen and WC facilities
- Fully self-contained
- Exposed characterful features throughout
- Excellent floor to ceiling heights



*For Rent*

25 Amwell Street  
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*Internal*



*Birdseye View*

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
Mezzanine	980	£45	£5.47	n/a	£50.47	£4,121.72	£49,460.60	Available
1st	3,866	£45	£5.47	n/a	£50.47	£16,259.75	£195,117.02	Available
Ground	4,844	£45	£5.47	n/a	£50.47	£20,373.06	£244,476.68	Available
Lower Ground	258	£45	£5.47	n/a	£50.47	£1,085.11	£13,021.26	Available
<b>Total</b>	<b>9,948</b>	<b>£45</b>	<b>£5.47</b>		<b>£50.47</b>	<b>£41,839.64</b>	<b>£502,075.56</b>	

**For Rent**

25 Amwell Street  
Clerkenwell EC1R

**Tenure**

New Lease

**Availability**

Available Immediately

**Compton Concierge**

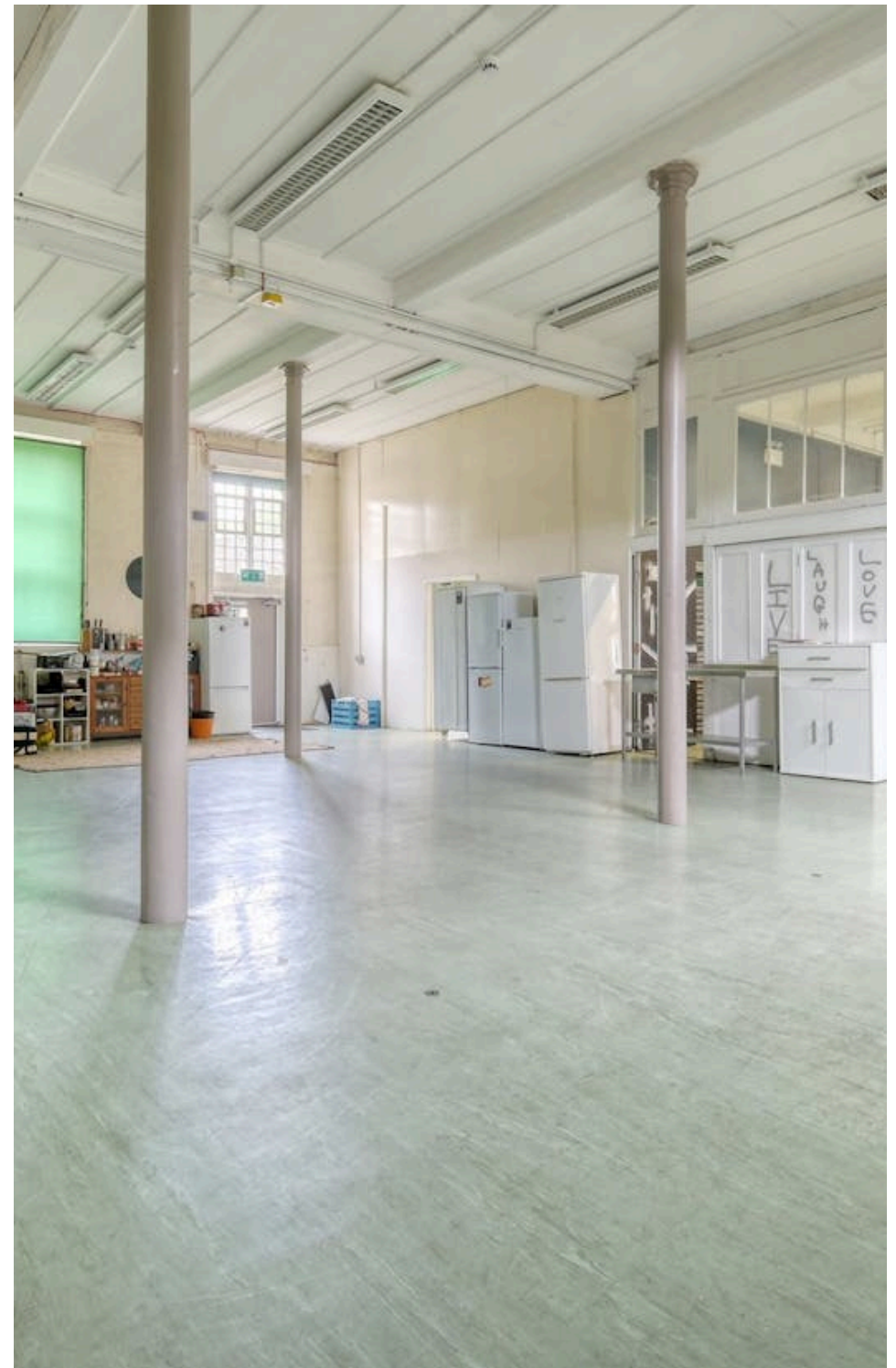
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**Content**

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