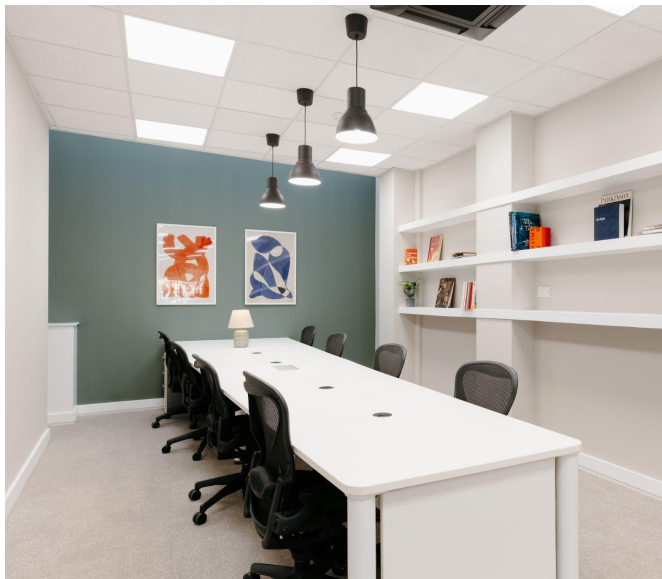


1 Clerkenwell Green
London EC1R 0DE



FUTURE SPACES





Managed office space, in the heart of Clerkenwell

Discover this stunning, split-level office nestled amidst the serene greenery of Clerkenwell Green. Just a short stroll from Farringdon Station, this prime location offers the perfect blend of tranquillity and accessibility.

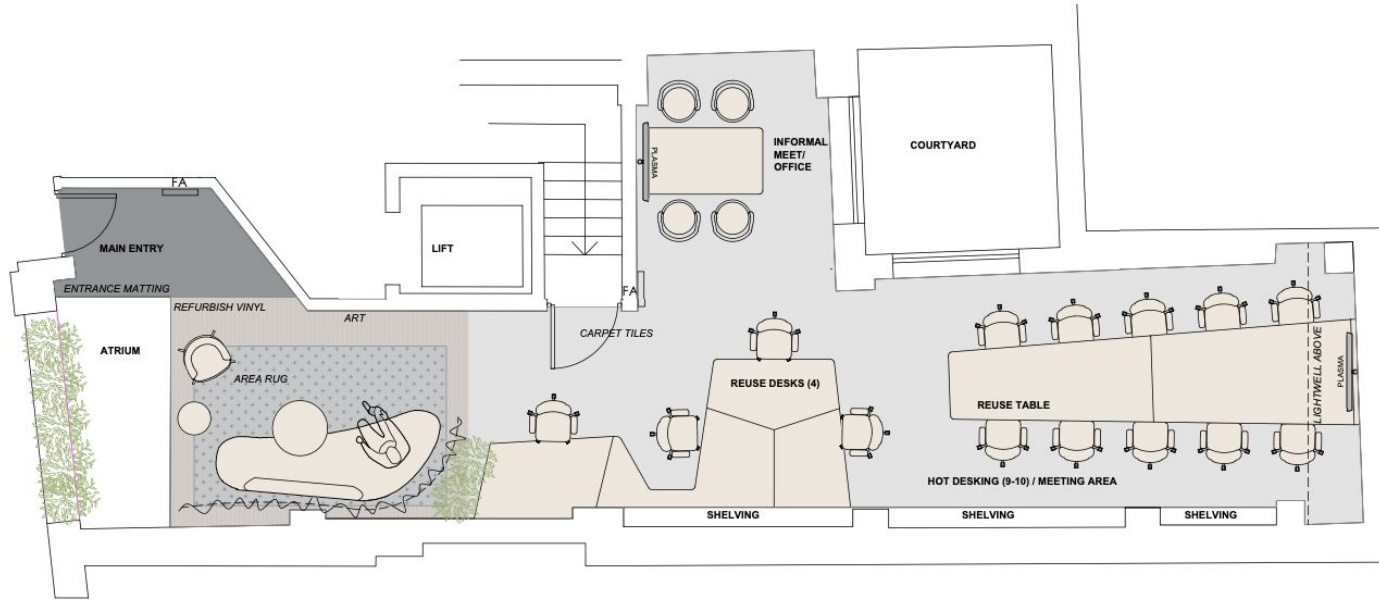
- Self-contained office with private entrance
- 1507 sq ft / 20 - 25 desks
- 6-8 person meeting room
- Additional private office / 2-person meeting room
- Air Conditioning
- Fibre optic broadband
- 2 WC's and Shower
- Kitchen
- Security alarm Electric security shutters
- Furnished

£13,500+ VAT/month all-inclusive (based on a 2-year term)



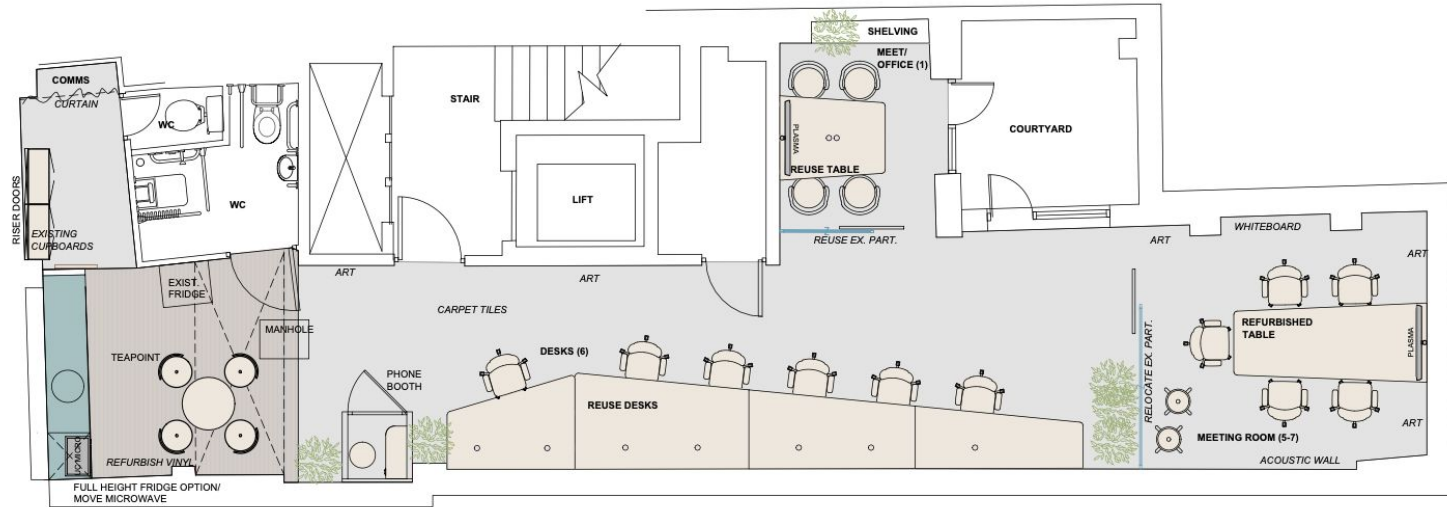
Floor Plans

Ground Floor



Floor Plans

Lower Ground Floor



What's included

Rent, Rates & Service Charge

Buildings Insurance

Furniture

Everything in the photos including desks & chairs

Regular maintenance

Air-conditioning, fire & intruder alarm

Ad-hoc maintenance

General repairs e.g. plumbing & electrical

Utilities

Electricity, Gas & Water (fair usage)

Internet

Business grade fibre internet & secure network

Security

Shutters & monitored alarm system

Fire

Alarm, emergency lighting and extinguishers

Access Control

40 keys & fobs included. More if required

Waste Collection

Recycling & general waste

Cleaning

Three days per week (more days optional)

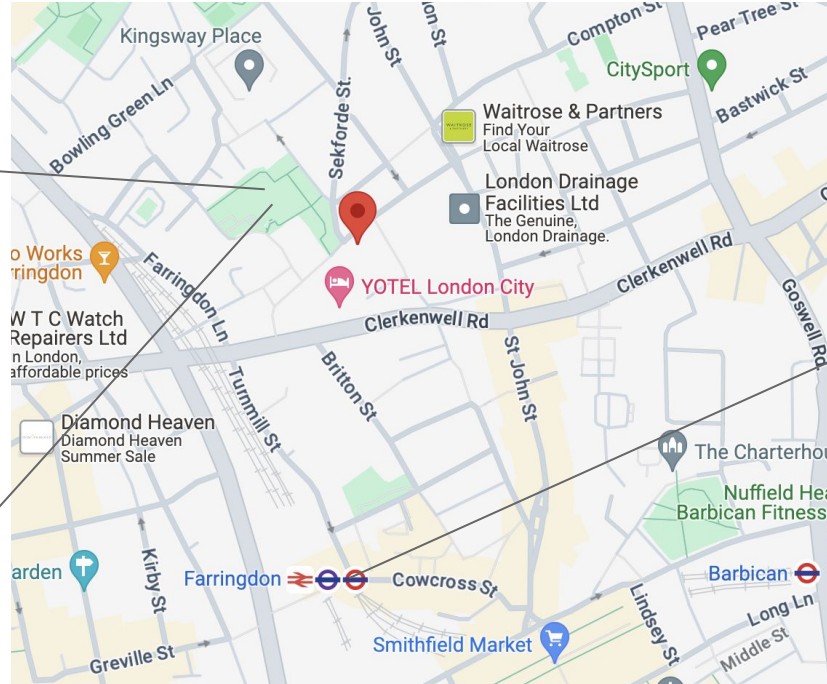
Location



Farringdon - 0.25 miles / 5 min walk



Barbican - 0.5 miles / 9 min walk



Contact

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07888 999216

Future Spaces is a trading name of Armillary Ltd, with a registered office at 16 Cole Street, London SE1 4YH




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