

All Enquiries

25 Amwell Street, Clerkenwell, EC1R 1UN



REF: AMP4408

- Grade II Listed Former School
- Large outdoor area, formerly a school playground
- 9,967 sq. ft. on a 0.33 acre site
- Versatile space with classrooms, offices, kitchen and WC facilities
- Use Class F1- Suitable for a variety of uses, including Educational and Religious occupiers
- May also be suitable for Nursery use





## Description

A distinctive Grade II listed former school, providing 9,967 sq. ft. of well-presented accommodation over various floors. The building retains many original features, including its striking brick frontage, generous ceiling heights and cast iron columns.

Currently classified under Use Class F1, the property lends itself to a range of occupiers, particularly those in the Educational or Religious sectors. It may also be suitable for Nursery use. The layout offers a mix of open-plan areas, private offices, classrooms, kitchen and WC facilities.

Generous outdoor space, once used as the school playground, provides valuable external amenity, enhancing the building's appeal and potential.



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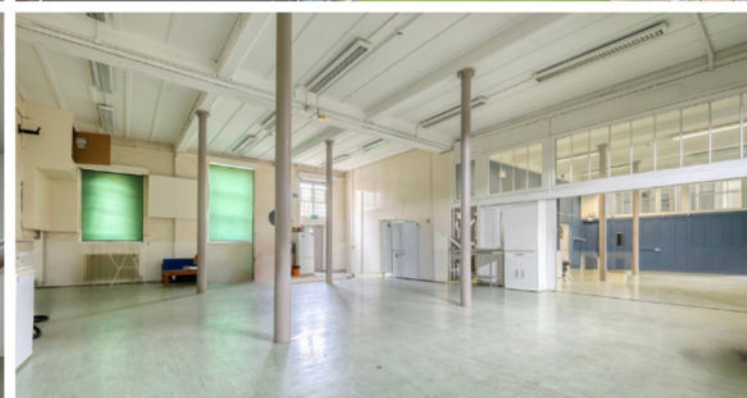
## Location

Located in the heart of 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 cafés, 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.

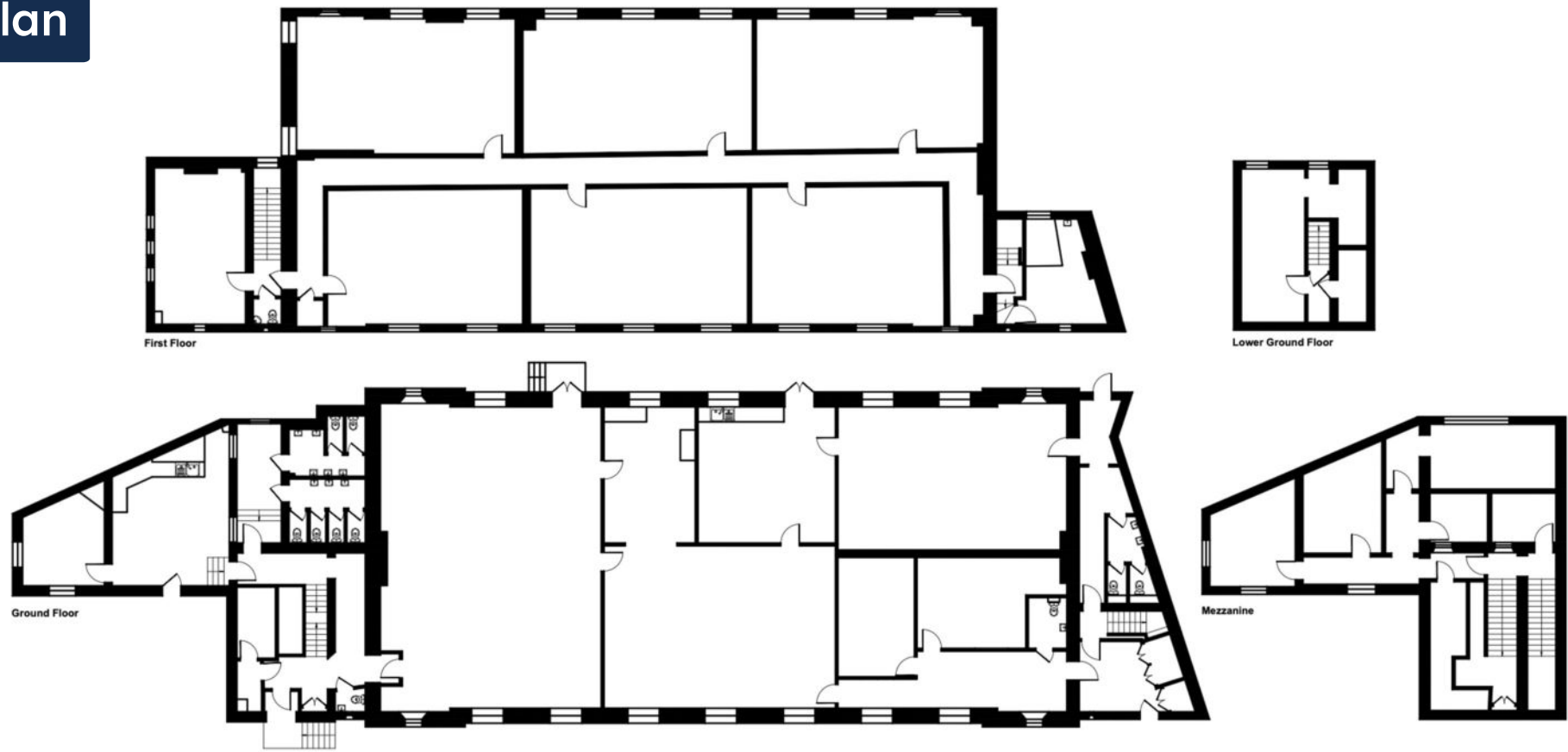
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# Floor Plan



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Gross Internal Area	SQM	SQFT
First Level	361.0	3,886
Mezzanine	91.0	980
Ground Level	450.0	4,844
Lower Ground	24.0	258
<b>Total GIA</b>	<b>926.0</b>	<b>9,967</b>

# History

25 Amwell Street is a building rich in local character and heritage.

First established as a school over 300 years ago, it became a cornerstone of the Clerkenwell community for generations. The building also has a notable literary connection: Charles Dickens is said to have given his popular "Penny Readings" here in the 19th century, drawing crowds from across London. Adding to its charm, it is also home to what is believed to be the country's oldest fig tree, a living reminder of its long and layered past.

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**Accommodation:**

Total- 9,967 sq. ft on a 0.33 acre site

**VAT:**

Not Applicable.

**EPC:**

Available upon request.

**Terms:**

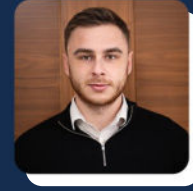
The vendor will consider both Freehold and Leasehold enquiries - POA

**Viewings:**

Strictly by appointment with Alex Martin.



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