

12 OLD STREET

CLERKENWELL, EC1V 9BE

FOREST
REAL ESTATE

TO LET

1,291 TO 3,975 SQ FT

**Newly Refurbished Grade II Listed Building
Situated In a Prime Old Street Location.**

Key Features

- Excellent Natural Light
- Showers
- Grade II Listed building in a prime Old Street location
- Loading access from the rear
- Air conditioning
- Bike Storage
- Passenger Lift
- Impressive reception lobby
- Self-contained HQ opportunity
- Barbican, Old Street and Farringdon station are all within a short walking distance

View Virtual Tour 

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Description

This Grade II Listed Gothic-style property, built in 1876, showcases a striking façade adorned with original architectural features, including pointed arches, intricate cornicing, and decorative detailing.

Spanning 8,161 sq ft across the lower ground, ground, mezzanine, and four upper floors, the building boasts high ceilings throughout. The ground floor benefits from substantial street frontage onto Old Street.

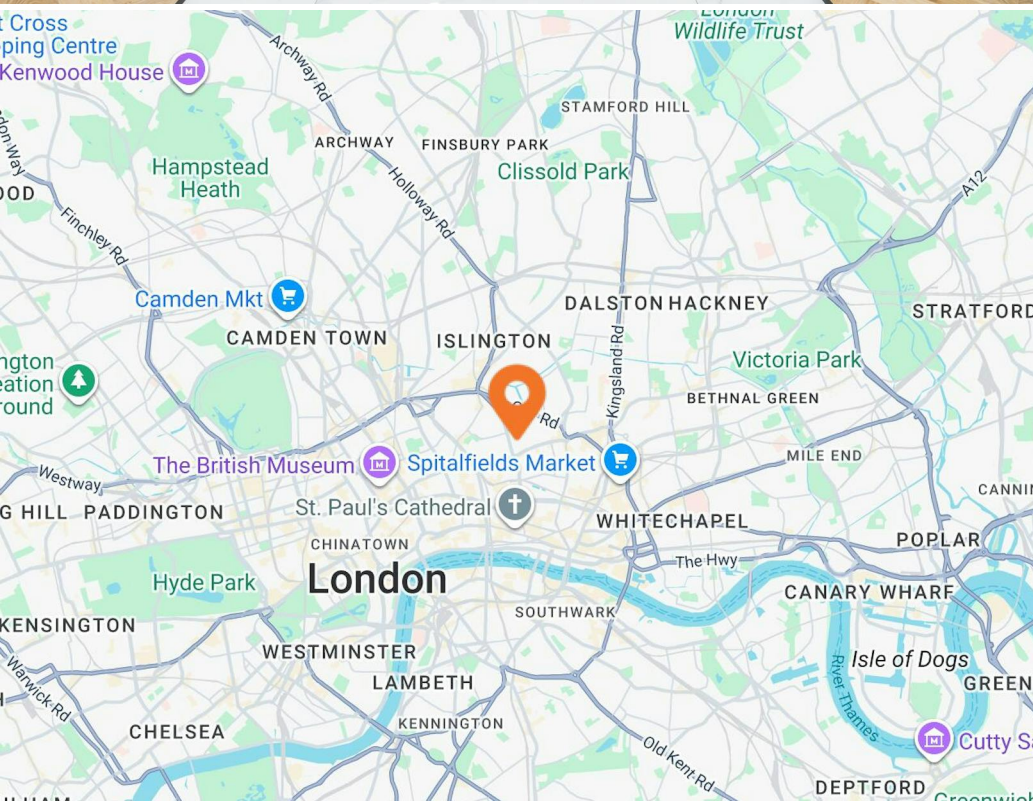
Recently undergone a full refurbishment, the property now offers brand-new CAT A office space, making it an exceptional headquarters opportunity.

Location

Situated on the south side of Old Street, near its junction with Sycamore Street and directly opposite Morelands, a Derwent London development, this property benefits from a prime location.

It is surrounded by a diverse selection of restaurants, bars, and coffee shops, making it a vibrant hub for both work and leisure.

Additionally, Old Street Roundabout, home to both emerging startups and well-established companies, is only a short walk away. Excellent transport links are available nearby, with Barbican, Old Street and Farringdon stations all within easy walking distance.



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Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	1,161	107.86	Let
Mezzanine	564	52.40	Let
Ground	1,147	106.56	Let
1st	1,314	122.07	Let
2nd	1,325	123.10	Available
3rd	1,359	126.26	Available
4th	1,291	119.94	Available
Total	8,161	758.19	
Lease	New Lease		
Rent	£49 per sq ft		
Rates	N/A		
Service Charge	N/A		
VAT	Not applicable		
EPC	B (50)		

Contact

Casey Okin
020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

Ashley Goodman
020 3370 4470 | 07973 184 329
ashley@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

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