

41-42 CLERKENWELL GREEN

LONDON, EC1R 0DU

FOREST
REAL ESTATE



TO LET

1,076 SQ FT

A Well Located Self Contained Office/Showroom with Superb Natural Light.

Key Features

- Extensive Glass Frontage
- 2 WC's
- Central Heating
- Excellent Natural Light
- Spacious Ground and Lower Ground Floors
- Very Close Proximity to Farringdon Station
- Self-Contained
- Fitted Kitchenette
- Prominent Corner Building
- Open Plan

The Green House, 41-42 Clerkenwell Green
London, EC1R 0DU





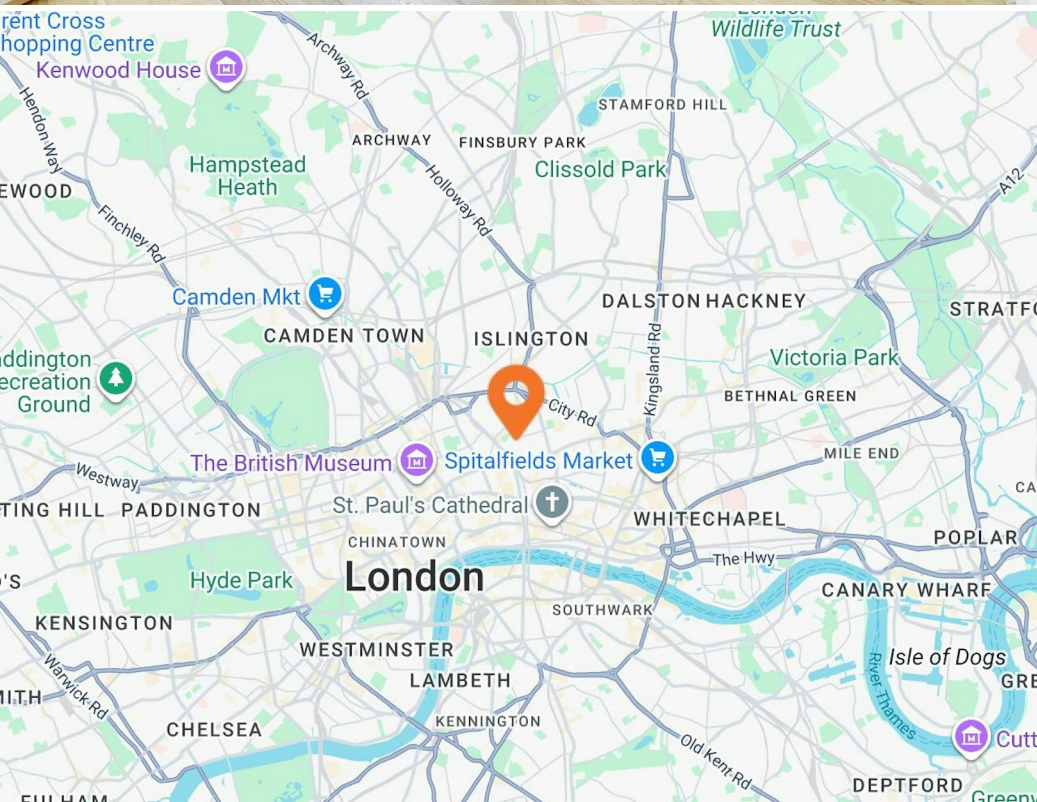
Description

This property is a detached Edwardian brick building offering commercial accommodation across the ground and lower-ground floors. The ground floor features an open-plan showroom with extensive street frontage.

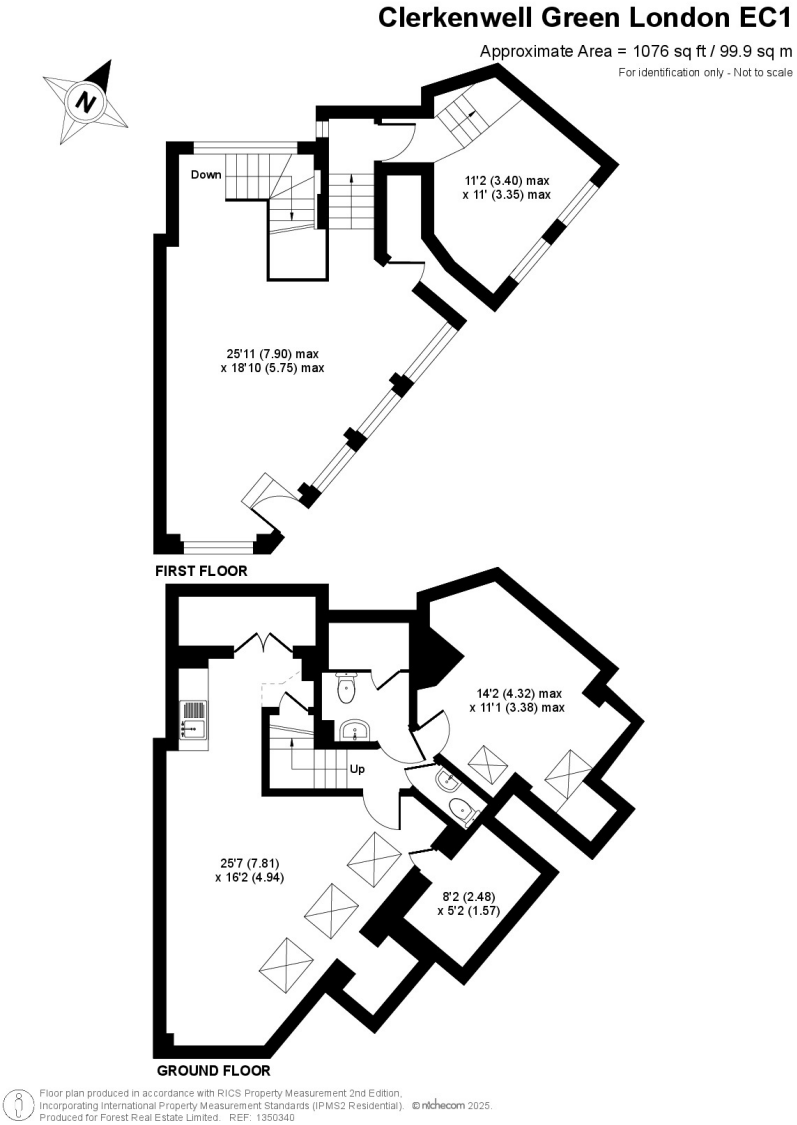
The building benefits from central heating, generous ceiling heights, a fitted kitchenette, and male and female WCs. The lower-ground floor receives natural light through a kitchenette French window and a lightwell with attractive wall mural, and includes a private office.

Location

Clerkenwell Green sits right in central London and is easy to reach from almost anywhere in the city. Farringdon Station is just a few minutes' walk, giving you the Elizabeth Line, Thameslink trains and the Circle, Hammersmith & City and Metropolitan tube lines for quick journeys across London and direct links to Heathrow, Gatwick and Luton airports. Nearby bus routes and cycle lanes make getting around simple whether you're commuting, meeting clients or exploring the area. The area itself has a friendly, village feel with plenty of cafés, pubs and shops, so it's a convenient but welcoming place to work or visit.







Availability

Lease	New Lease
Rent	£65,000 per annum
Rates	£9,212.25 per annum
Service Charge	N/A
VAT	Not applicable
EPC	D

Contact

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