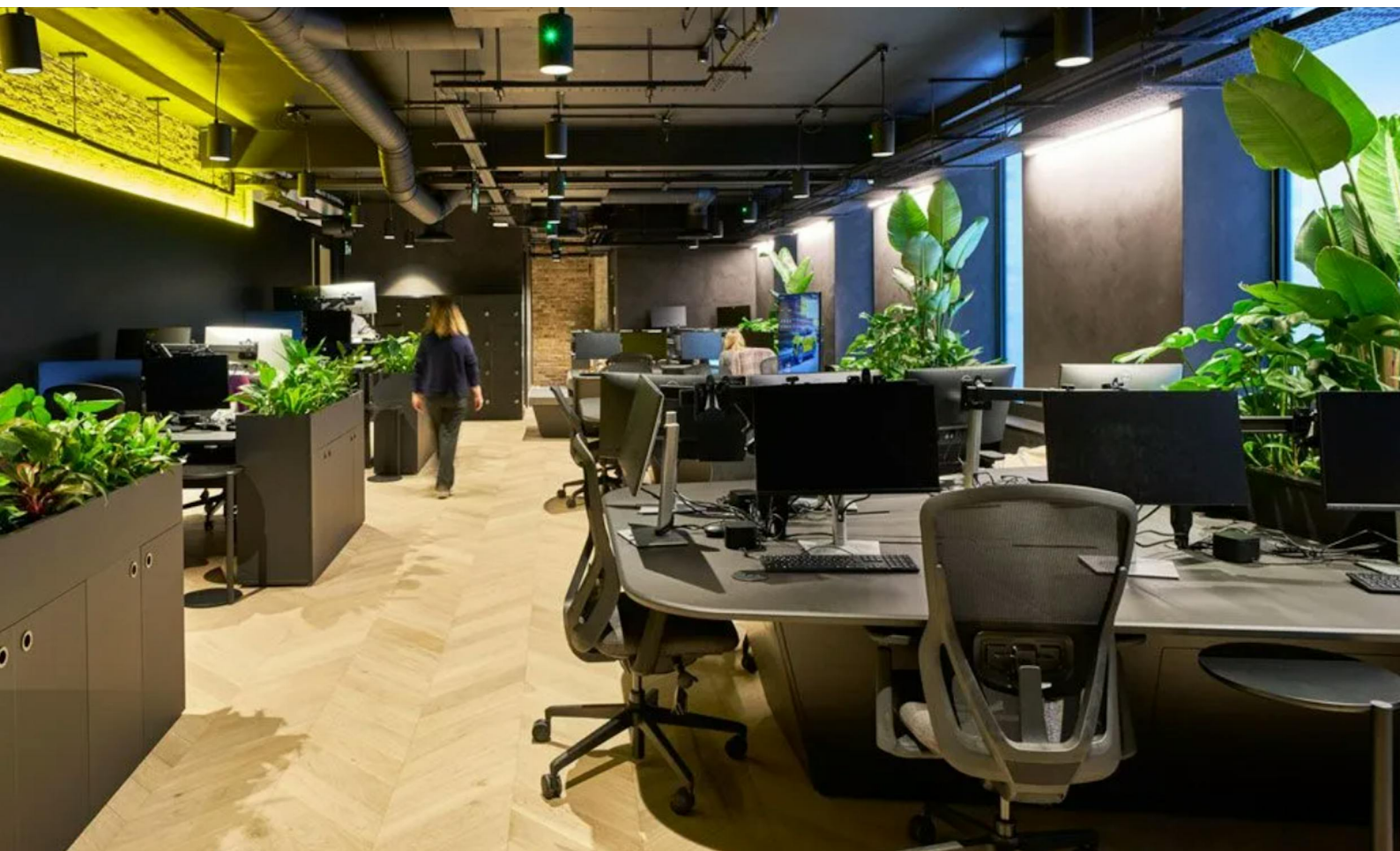




18 Vine Hill, London, EC1R 5DZ

Serviced Offices To Let in Vine Hill

- Multiple terraces and private outdoor space
- Stunning design throughout matching exposed brickwork and original features
- [///went.comet.shack](http://went.comet.shack)
- Immersive visual studio for presentations and launches
- Majestic Assembly Hall meeting space spanning the whole 2nd floor

Summary

Available Size	250,000 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Affectionately known as The Ragged School, this remarkable building occupies a prime Clerkenwell address tucked away on a quiet, characterful street. Behind its distinctive façade lies stunning newly refurbished workspace, finished to an immaculate standard and designed to meet the needs of today’s most discerning occupiers.

Steeped in history, this iconic modern building once served as a Victorian-era school, offering education and nourishment to some of London’s most disadvantaged children. Today, it has been thoughtfully reimagined to provide first-class business accommodation — a perfect choice for organisations seeking a prestigious head office or impressive London base that beautifully blends heritage, character, and contemporary excellence.

Location

Nestled in a tranquil cul-de-sac just off the bustling Clerkenwell Road, 18 Vine Hill offers a serene yet connected setting in the heart of London’s vibrant Farringdon district. This iconic building, affectionately known as The Ragged School, combines rich Victorian heritage with contemporary workspace design, creating a truly unique environment for modern businesses.

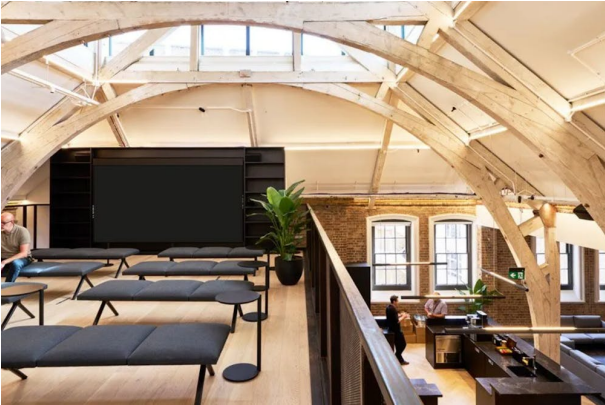
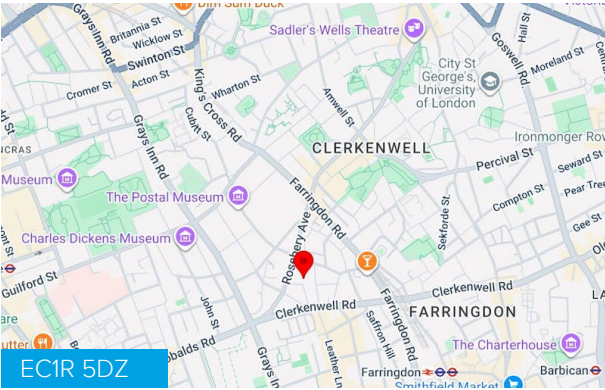
Strategically located within Travel Zone 1, the property boasts exceptional transport links. Farringdon Station is just a 4-minute walk away, providing access to the Circle, Metropolitan, Hammersmith & City lines, Thameslink, and the Elizabeth Line. Additionally, Chancery Lane Station is approximately 7 minutes on foot, offering further connectivity via the Central Line. This central location ensures easy access to the City, West End, and beyond.

The surrounding area is rich in amenities, with a diverse array of cafés, restaurants, and cultural attractions. Notably, the renowned Leather Lane Market is nearby, offering a vibrant food scene. The Clerkenwell and Farringdon districts are known for their dynamic mix of creative, tech, and professional businesses, fostering a collaborative and innovative atmosphere.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Floors 1-4 (120-250 Desks)	250,000	23,225.76	Available
Total	250,000	23,225.76	



Viewing & Further Information



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