

3-11 EYRE STREET HILL

CLERKENWELL, EC1R 5ET

FOREST
REAL ESTATE

BLACKLIST

TO LET

2,206 SQ FT

Excellent value self contained loft style office space for rent, within close distance to Farringdon and Chancery Lane stations.

Key Features

- Air Conditioning
- Cycle Storage
- Fitted Kitchen
- Crittall Style windows
- Planning permission recently obtained to create street access directly into the floor. Further details upon request.
- Natural Light
- WC's
- 24/7 Access
- Self Contained

Ground Floor, 3-11 Eyre Street Hill
Clerkenwell, EC1R 5ET





Description

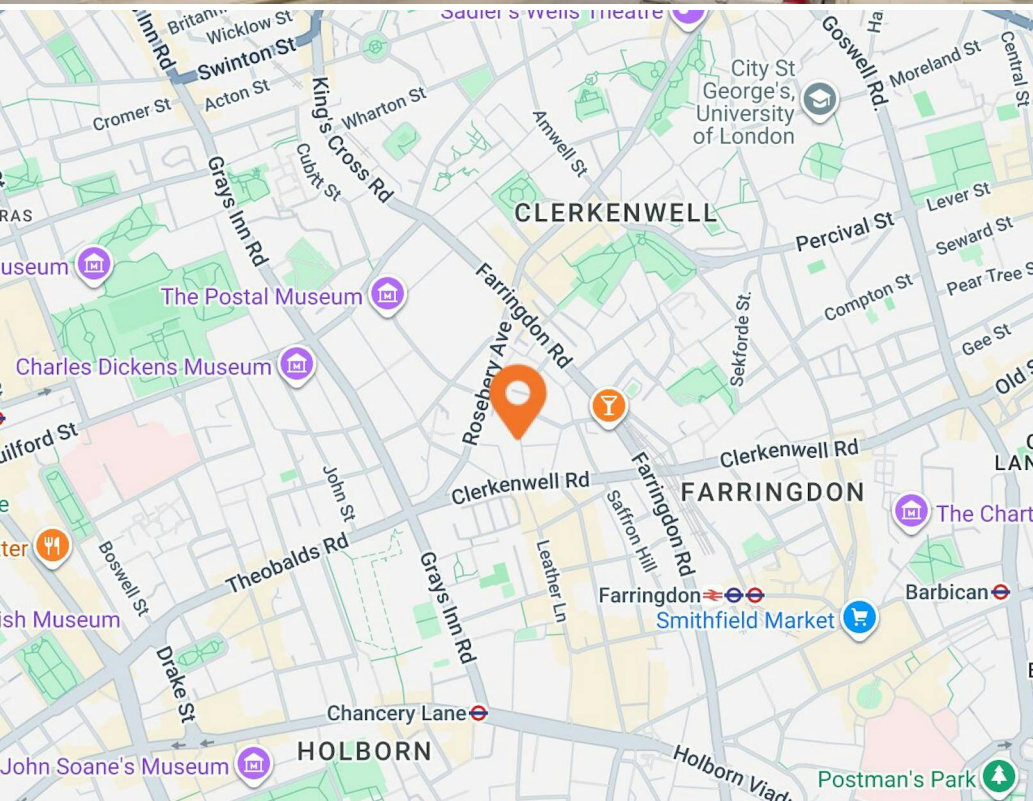
This isn't your typical office. With its exposed steel beams, black-painted ceilings, track lighting, and Crittall-style windows, the space has a raw, industrial charm that makes it feel anything but ordinary.

The layout of this ground floor office is practical and thoughtfully designed. You'll find two glass-partitioned meeting rooms - perfect for team catch-ups or client meetings - a kitchen area to keep everyone fuelled, and private WCs. It's a flexible space that works just as well for a growing team as it does for an established business looking for a fresh environment.

Consideration will be given for the sale of the LLH Interest

Location

Eyre Street Hill sits in the heart of Clerkenwell, one of London's most vibrant and creative neighbourhoods. It's just a short walk from Farringdon Station, giving you super easy access to the Elizabeth Line, Thameslink, and several Tube lines - ideal for commuting or meeting clients from across the city (or even the airport).



The area is buzzing with energy, home to design studios, agencies, and start-ups, and it's packed with charm thanks to its mix of historic buildings and cool converted spaces. Just around the corner, you've got Leather Lane Market and Exmouth Market - perfect for grabbing a great lunch or catching up with the team over coffee.



Availability

Lease	New Lease
Rent	£29 per sq ft
Rates	N/A
Service Charge	£12,000 per annum
VAT	On application
EPC	On application

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

Ground Floor, 3-11 Eyre Street Hill
Clerkenwell, EC1R 5ET

