

44-46

SEKFORDE
STREET

CLERKENWELL EC1

TO LET

1,507 FT²



46





OVERVIEW

Brand-new, fully fitted and furnished 1st floor workspace in the heart of Clerkenwell. 44-46 Sekforde Street is a genuine plug and play solution, ready for an occupier to walk in and start work on day one.

The space comes fitted with 20 desks in situ, two meeting rooms and a kitchenette, with demised shower facilities too.

Farringdon Station and the Elizabeth line are a short walk away, placing the workspace within one of London's most established creative and business districts.

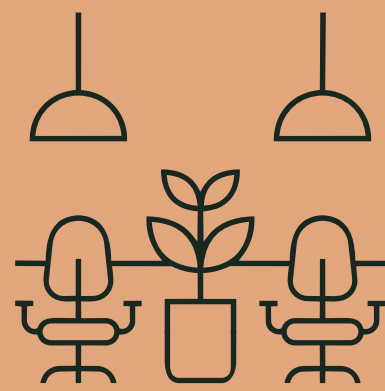


46

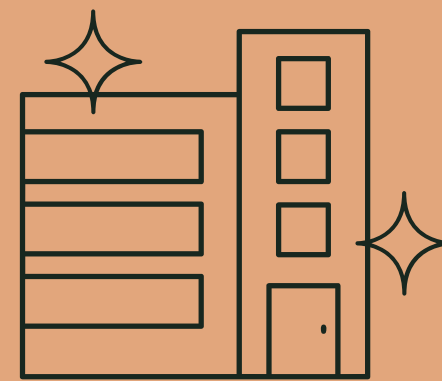


HAYWARDS
PLACE E.C.1

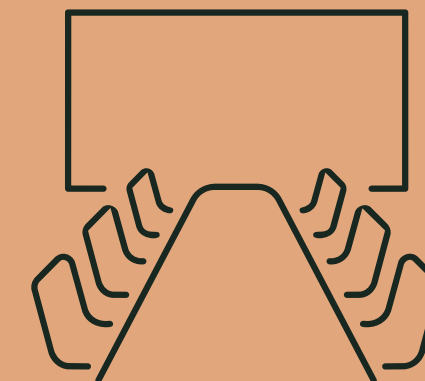
AMENITIES



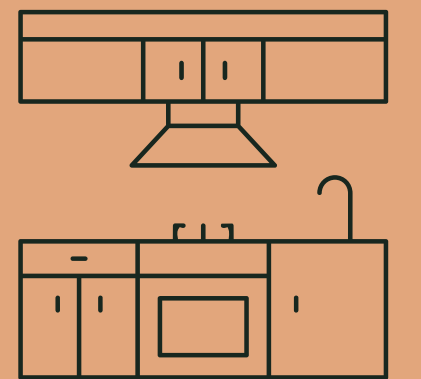
FULLY FITTED



NEWLY REFURBISHED



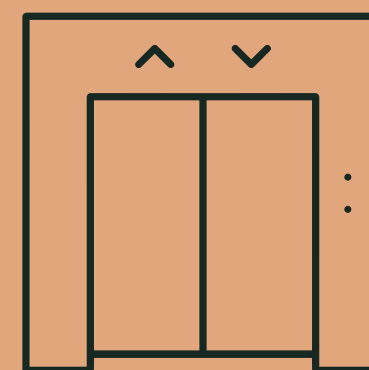
2X MEETING ROOMS



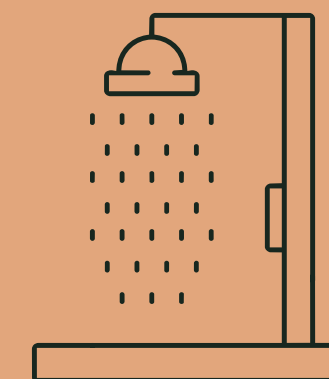
KITCHENETTE



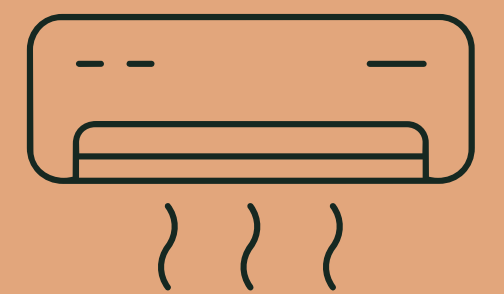
FIBRE READY



PASSENGER LIFT



SHOWERS



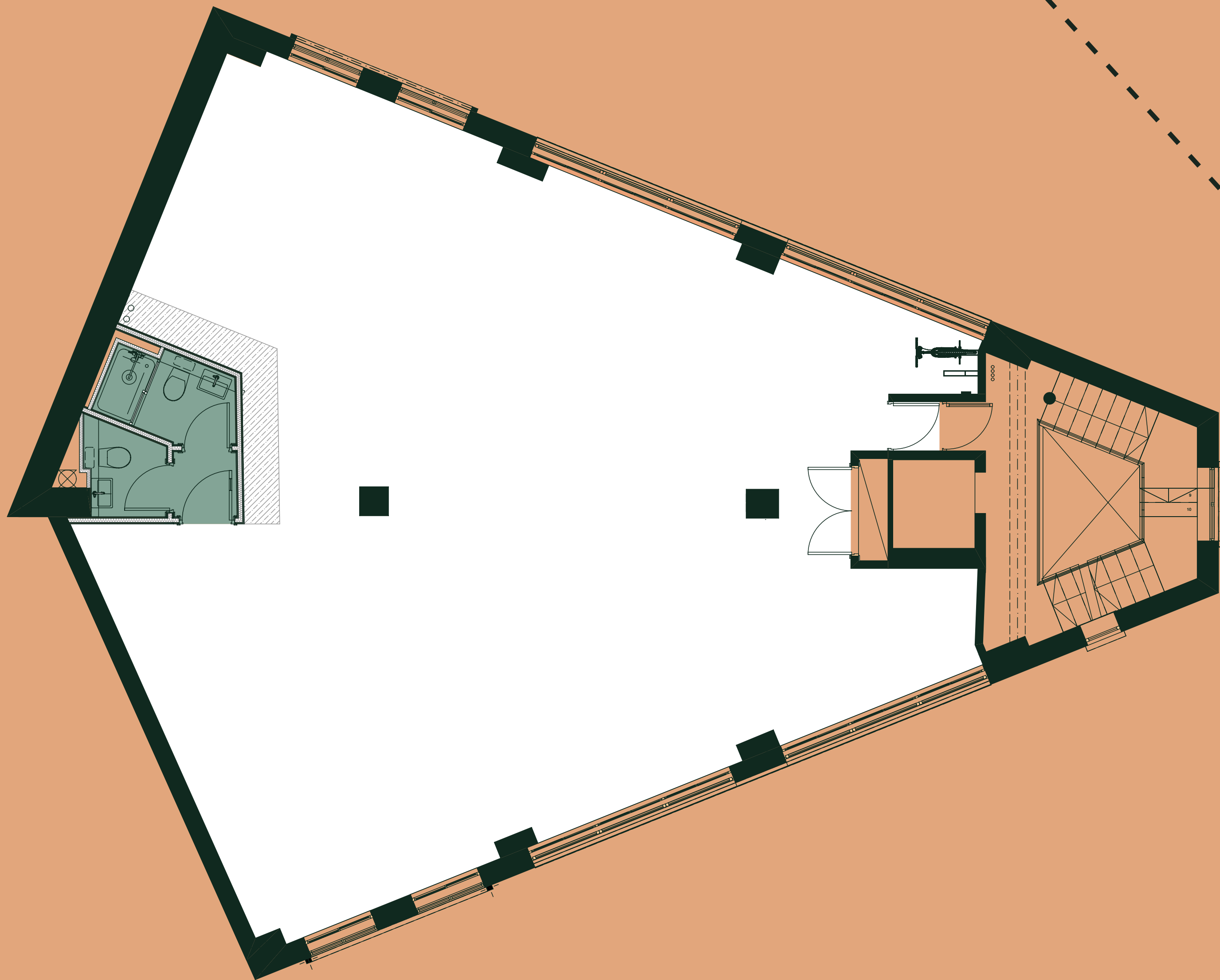
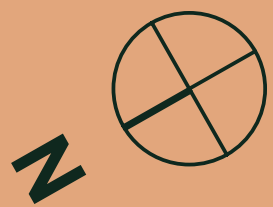
AC



AVAILABILITY

Floor	Specification	Rent (sq ft)	Rates (sq ft)	Service Charge (sq ft)	Total month
First	Fitted	£65	£18.54	£8.58	£11,793.53

Available with the option to be delivered on a fully managed basis from £160 per sq ft.



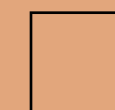
1ST FLOOR



Office



WC



Ancillary









LOCATION

Farringdon is exceptionally well connected. Its station is one of only four interchanges in London offering national rail via Thameslink, London Underground (Metropolitan, Circle and Hammersmith & City lines) and the Elizabeth line, all under one roof.

Clerkenwell has long been the location of choice for architectural practices, design studios and high-end showrooms, 44-46 Sekforde Street is a rare opportunity to join this creative community.

The neighbourhood is also known for its food scene. St John and The Quality Chop House are the area's best-known names, while Exmouth Market lines the street with al fresco drinking and dining.

FOOD & DRINK

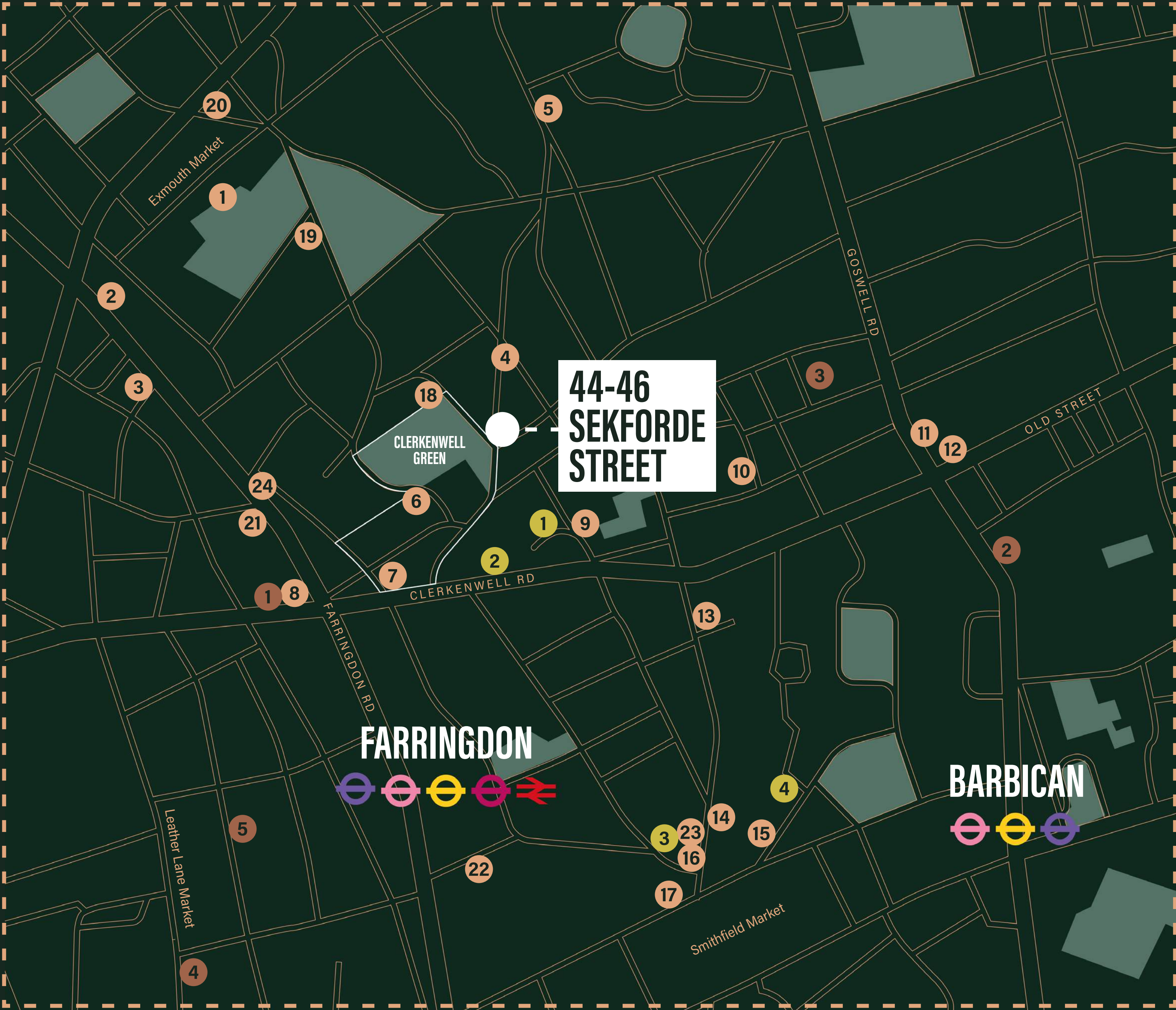
- 1. Moro
- 2. Quality Chophouse
- 3. The Eagle
- 4. The Sekforde
- 5. Mag Culture
- 6. The Three Kings
- 7. Sessions Arts Club
- 8. Pret A Manger
- 9. Compton Coffee
- 10. The Slaughtered Lamb
- 11. Breddos Tacos
- 12. FARE
- 13. Luca
- 14. St. John
- 15. Le Cafe Du Marche
- 16. Vinoteca
- 17. Brutto
- 18. Clerkenwell Kiosk
- 19. Bourne & Hollingsworth
- 20. Morchella
- 21. Piano Works
- 22. Farmer J's
- 23. Gail's
- 24. FWD Coffee

HOTELS

- 1. Zettler Townhouse
- 2. Yotel
- 3. The Rookery
- 4. The Malmaison

FITNESS

- 1. PureGym London Farringdon
- 2. Studiothirty
- 3. Drakes Gym
- 4. Gymbox
- 5. Ten Health & Fitness Hatton Garden



ANGEL STATION

12 minutes walk



OLD STREET STATION

18 minutes walk



44-46
SEKFORDE
STREET

CONNECTIVITY

CHANCERY LANE STATION

13 minutes walk



FARRINGDON STATION

5 minutes walk



BARBICAN STATION

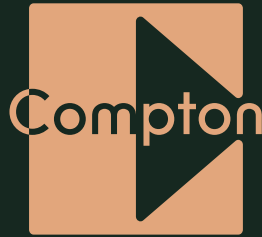
10 minutes walk



MOORGATE STATION

20 minutes walk





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