

Compton

*For Rent and Sale*  
**1 Rawstorne Place**  
**London EC1**



7,449 sq ft of self-contained  
warehouse style space in the heart of  
Clerkenwell with a private courtyard

*For Rent and Sale*

1 Rawstorne Place  
London EC1V

**Size**

7,449 Ft<sup>2</sup>

**Price**

£5,272,000

**Rent**

£57.50 per sq ft

**Fitout**

Fitted. Partially fitted to include kitchenettes & meeting rooms

**Description**

1 Rawstorne Place measures approximately 7,449 sq ft of self-contained warehouse style space set within a characterful cobbled courtyard. The building is located predominantly over the ground and first floors with additional meeting spaces on the second floor. The building benefits from a self-contained entrance to Rawstorne Place along with a courtyard and gated entrance.

Tucked away within a charming cobbled courtyard, 1 Rawstorne Place occupies a central Clerkenwell site that has been carefully transformed. The development unites two characterful former industrial buildings with a contemporary studio extension, joined by a new two-storey structure that delivers spacious, light-filled accommodation.

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Rawstorne Place has also been recognised for its design quality in other ways. It won a Royal Institute of British Architects national award in 2003 soon after it was first completed, followed by Civic Trust and British Council for offices awards. In 2013, after completion of the extension into 326 St John Street, the building won New London Architecture's office of the year award.

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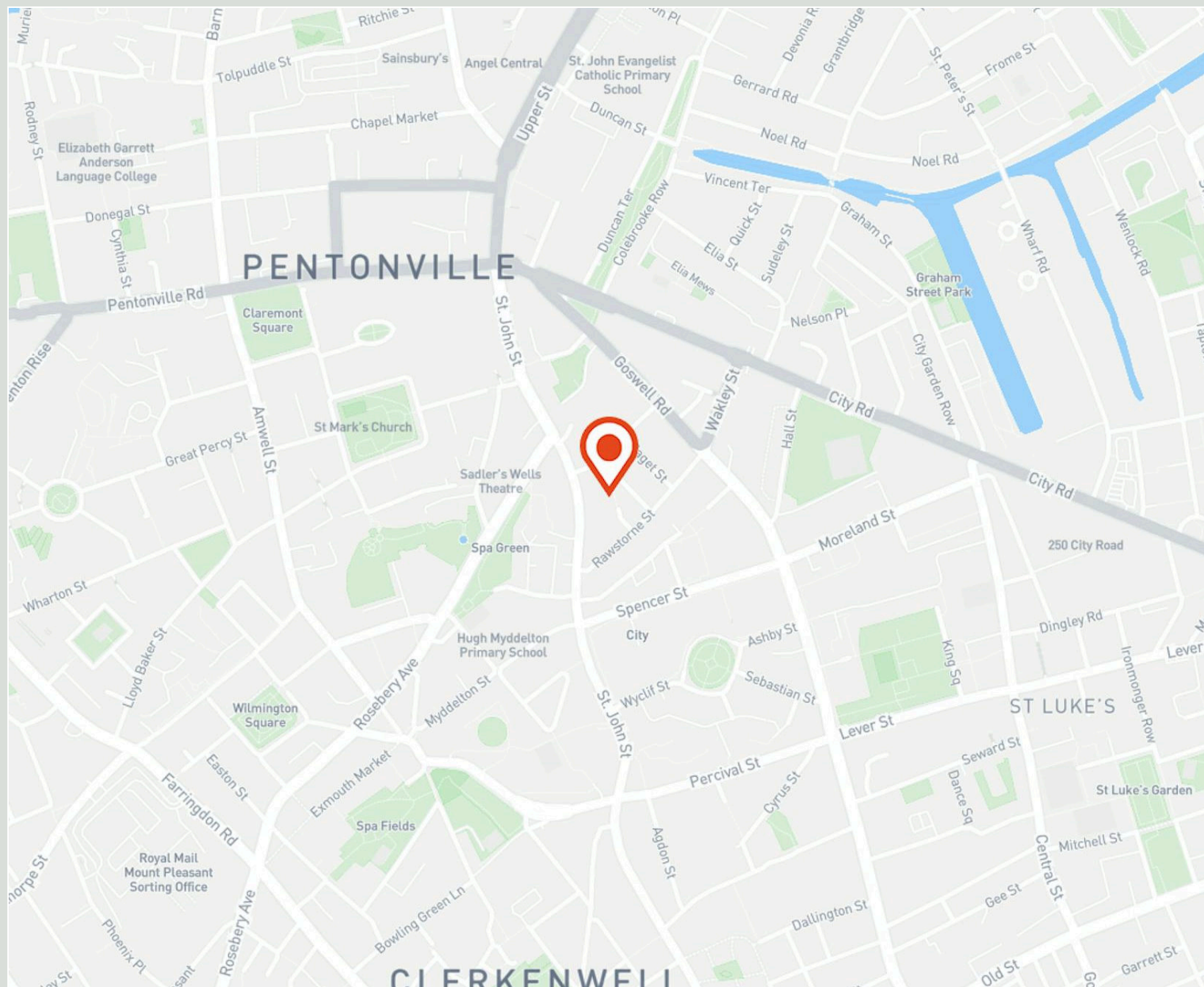
1 Rawstone Place  
London EC1V

Location

Situated between Old Street, Farringdon & Angel stations, 1 Rawstone Place benefits from the best of all these vibrant areas. Farringdon is exceptionally well-connected, being one of four interchanges in London where passengers can access National Rail, London Underground services and The Elizabeth Line.

Furthermore, Angel is one of Central London's most exciting locations to live, work and socialise. Local amenities include Sadler's Wells Theatre, O2 Academy Islington, Almeida Theatre, Screen On The Green, Islington Central, Camden Passage retail as well as Islington Business Design Centre, as well as being just moments away from the vibrant Exmouth Market, a buzzing social quarter, with gastro pubs, bars, shops, restaurants and cafes.

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**Amenities**

- Tucked away within a charming cobbled courtyard, 1 Rawstorne Place occupies a central Clerkenwell site that has been carefully transformed. The development unites two characterful former industrial buildings with a contemporary studio extension, joined by a new two-storey structure that delivers spacious, light-filled accommodation.
- Self Contained
- Private Courtyard
- Fitted to include kitchenettes and meeting rooms
- Bike storage
- Shower Facilities
- WCs

<b>Name</b>	<b>Sq Ft</b>	<b>Rent (Sq Ft)</b>	<b>Rates Payable (Sq Ft)</b>	<b>Service Charge (Sq Ft)</b>	<b>Total /Sq Ft</b>	<b>Total Month</b>	<b>Total Year</b>	<b>Availability</b>
Building	7,449	£57.50	£13.51	n/a	£71.01	£44,079.46	£528,953.49	Available
<b>Total</b>	<b>7,449</b>	<b>£57.50</b>	<b>£13.51</b>		<b>£71.01</b>	<b>£44,079.46</b>	<b>£528,953.49</b>	

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**Tenure**

New Lease

**Availability**

Available Immediately. October  
2026

**Legal Costs**

Each party to bear their own costs

**VAT**

Applicable

**Compton Concierge**

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Contact Us

[compton.london](https://www.compton.london)

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All appointments to view must be arranged via sole agents, Compton, through:



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