

## CORNWELL HOUSE, 21 CLERKENWELL GREEN, LONDON EC1

719 - 3,063 SQ FT



### DESCRIPTION

Cornwell House is a striking Grade II listed building offering designed office space and a prime retail or showroom opportunity on the Ground and Lower Ground floors with a distinguished shop frontage wrapping around Clerkenwell Road and Clerkenwell Green.

The building has been extensively redeveloped, designed by EMRYS Architects with an exceptional blend of modern meets traditional.

The office floors benefit from the unique curved form of the building and large sash windows providing excellent natural light and a unique working environment. A new floor has been added, providing a newly installed roof terrace with exceptional views of central London.

### LOCATION

Cornwell House sits prominently on the corner of Clerkenwell Road and Clerkenwell Green. Home to the tech, media and creative industries, Clerkenwell Design Week and an eclectic mix of dining destinations.

Located just minutes from Farringdon Station, soon to be one of London's most connected transport hubs with access to the Circle, Hammersmith & City, Metropolitan, Thameslink and Elizabeth lines. Chancery Lane (Central) and Old Street (Northern and Rail) stations are also nearby.

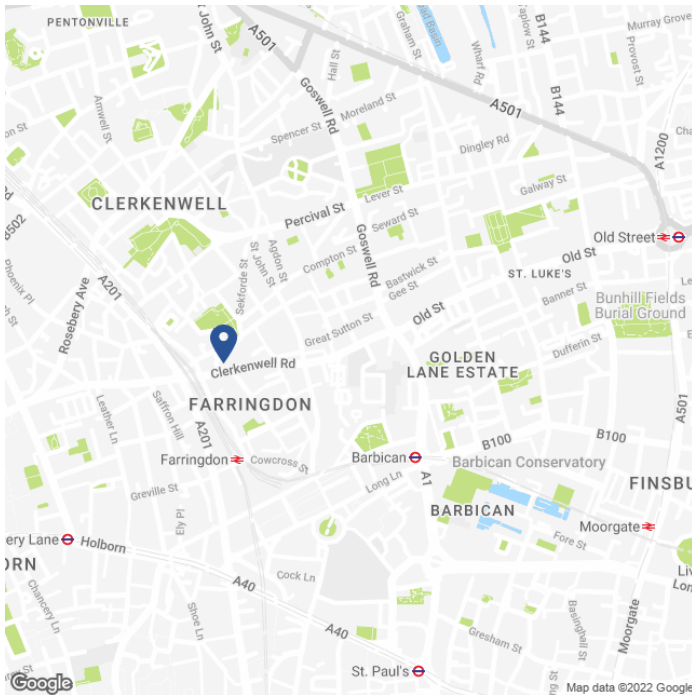
### SPECIFICATION

- Exceptional new building entrance and reception.
- High grade kitchens in situ on each floor.
- High occupational density of 1:8m<sup>2</sup>.
- Self-contained WC's on each floor.
- New air conditioning system with fresh air ventilation.
- Exposed original brickwork and vertical oak slatted feature walls.
- New CorTen Steel clad feature lift with 10 person capacity.
- BT Openreach high speed fibre installed to each floor.
- Generous floor-to-ceiling heights.
- New metal tiled raised floors.
- Plasterboard ceilings with energy efficient LED feature lighting.
- New showers, cycle store and lockers.
- DDA compliance.

### AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
4TH - TERRACE - LET	937	87
3RD - LET	1,326	123
2ND - LET	1,319	123
1ST	1,291	120
GROUND & LG - U/O	1,772	165
<b>TOTAL</b>	<b>3,063</b>	<b>285</b>

## MAP



## FLOOR PLANS

Indicative Third Floor



## TENURE

Lease:	New Lease for a term by arrangement direct from the landlord.
Guide Rent:	From £69.50 per sq ft.
Business Rates:	£17.69 per sq ft.
Service Charge:	£12.50 per sq ft.
VAT:	Elected.
EPC:	B (upper floors). C (G/LG floors).

## CONTACT

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## FURTHER INFORMATION

