

CORNWELL HOUSE, 21 CLERKENWELL GREEN  
LONDON EC1R 0DX

1,291 - 1,291 SQ FT



## DESCRIPTION

Cornwell House is a striking Grade II listed building offering design-led office space on the first floor.

The building was 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.

## 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, 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.

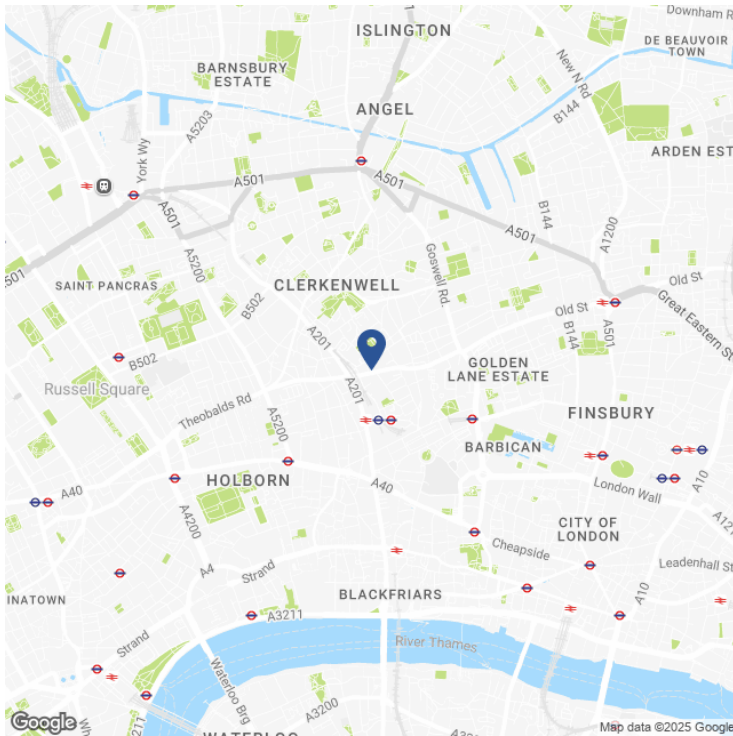


## SPECIFICATION

- Exposed brickwork and vertical oak slatted feature wall
- Impressive floor to ceiling height with excellent natural light
- Fitted and furnished
- Fibre installed ready for immediate use.
- Air conditioning
- Raised access floor
- LED lighting
- Self contained WC's.
- 10 person passenger lift
- Showers, cycle store and lockers
- DDA compliance

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
1ST	1,291	120
<b>TOTAL</b>	<b>1,291</b>	<b>120</b>



## TENURE

<b>Lease:</b>	New lease for a term by arrangement direct from the landlord.
<b>Guide Rent:</b>	£77.50 per sq ft
<b>Rates Estimate:</b>	£25.79 per sq ft
<b>Service Charge:</b>	£18.04 per sq ft
<b>VAT:</b>	Elected.
<b>EPC:</b>	B

## CONTACT

**Monique Kelliher**  
02071005555  
[monique@hk-london.com](mailto:monique@hk-london.com)

**Tom Kemp**  
0207 100 5555  
[tom@hk-london.com](mailto:tom@hk-london.com)

**Kit Warde-Aldam**  
0207 100 5555  
[kit@hk-london.com](mailto:kit@hk-london.com)

## FURTHER INFORMATION

