



Sophisticated offices/showroom set within a restored Victorian warehouse on Clerkenwell Road.

Grafonola

102-108 Clerkenwell Road, Farringdon,
EC1M 5SA

Office

TO LET

3,770 sq ft

(350.24 sq m)

- Original features
- Suitable for a showroom occupier
- Comprehensively refurbished
- Air conditioning
- Large window frontage with a self contained entrance

Summary

Available Size	3,770 sq ft
Rent	Rent on application
Rates Payable	£22.50 per sq ft est pa
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

Description

The sensitive restoration of Grafonola has been undertaken to deliver world-class, sustainable and wellness-driven workspace.

The G & LG self contained offices/showrooms benefits from a large window frontage and a self contained entrance.

Location

Exceptional workspace/showroom perfectly connected for London, prominently located in the heart of Farringdon on Clerkenwell Road.

Grafonola is a 2 minute walk away from Farringdon Underground Station with access to Elizabeth, Circle, Metropolitan and Hammersmith & City lines and the National Rail.

Accommodation

The accommodation comprises the following NIA(s):

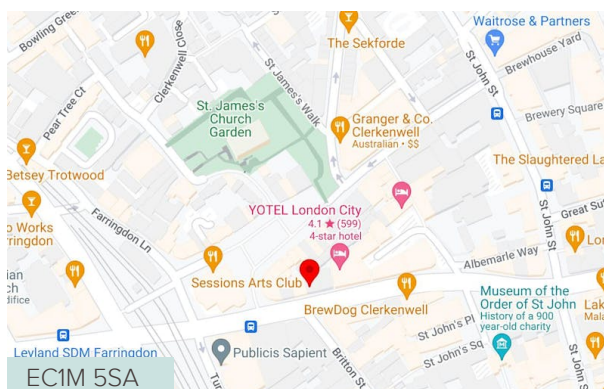
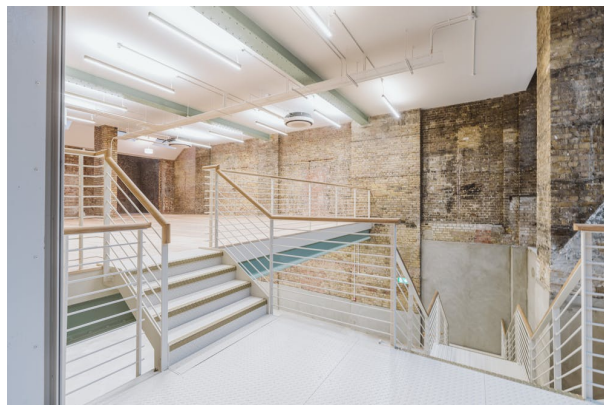
Name	sq ft	sq m	Availability
Ground - East	1,165	108.23	Available
Lower Ground	2,605	242.01	Available
Total	3,770	350.24	

Viewings

Viewings by prior arrangement through the joint sole agents, Ingleby Trice and Compton.

Terms

A new lease direct from landlord is available for a term by arrangement.



Viewing / further information

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020 7101 2020

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Grafonola

102 - 108 CLERKENWELL ROAD

FARRINGDON EC1

Grafonola

17.600 sq ft HQ Opportunity

Sophisticated, sustainable office space set within a spectacularly restored Victorian warehouse on Clerkenwell Road.

Exceptional workspace perfectly connected for London, located in the heart of Farringdon on Clerkenwell Road.

Target delivery Spring 2023

NIAs are subject to verification on completion of the works.

Grafonola

Proposed NIA sq ft

Terrace 753

5 2,508

4 2,605

3 2,562

2 2,551

1 2,519

G 2,250

LG 2,605



Single tenant 17,600 sq.ft. HQ opportunity



Indicative CGI view of Reception



Grafonola



Grafonola

102-108 CLERKENWELL ROAD

Indicative CGI of tenant Cat B on the Lower Ground floor



Indicative CGI view of a tenant Cat B fit out





Indicative CGI view of roof terrace





KING'S CROSS

CLERKENWELL



EXMOUTH MARKET



Grafonola



GOSWELL ROAD

OLD STREET



GRAYS INN ROAD

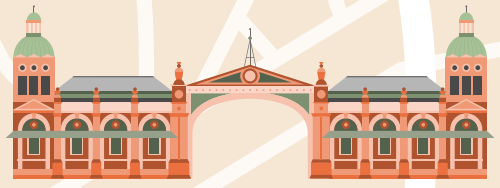
RUSSELL SQUARE



FARRINGDON

BARBICAN

FARRINGDON



FINSBURY

SOUTHAMPTON ROW



LEATHER LANE

HATTON GARDEN

SMITHFIELD MARKET

BARBICAN



MOORGATE

HOLBORN

CHANCERY LANE

LONDON WALL

HOLBORN



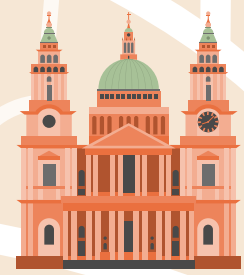
COVENT GARDEN



COVENT GARDEN MARKET



ST PAUL'S



ST. PAUL'S CATHEDRAL



COVENT GARDEN

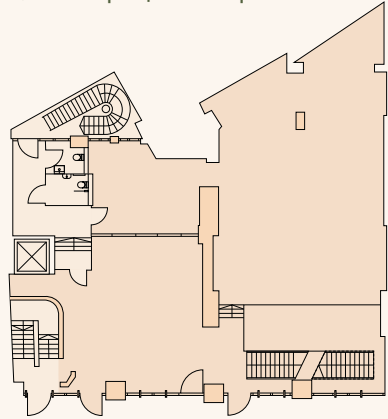
STRAND

Floorplans



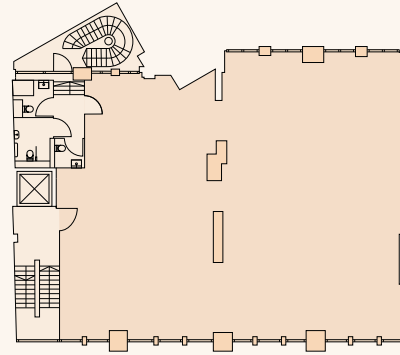
GROUND

OFFICE NIA
2,250 sq ft | 209 sq m



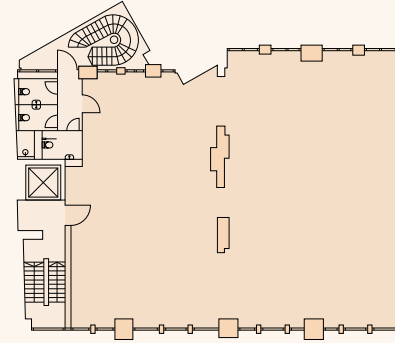
LEVEL 1

OFFICE NIA
2,519 sq ft | 234 sq m



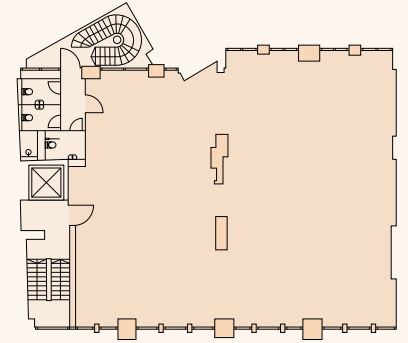
LEVEL 2

OFFICE NIA
2,551 sq ft | 237 sq m



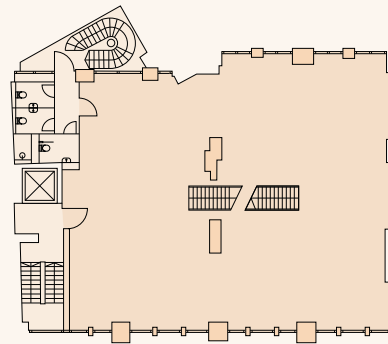
LEVEL 3

OFFICE NIA
2,562 sq ft | 238 sq m



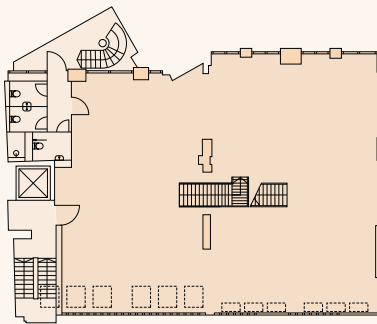
LEVEL 4

OFFICE NIA
2,605 sq ft | 242 sq m



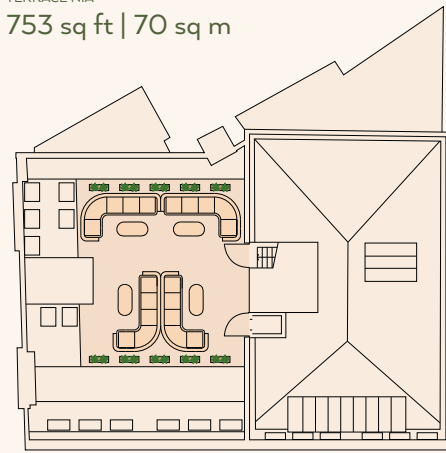
LEVEL 5

OFFICE NIA
2,508 sq ft | 233 sq m



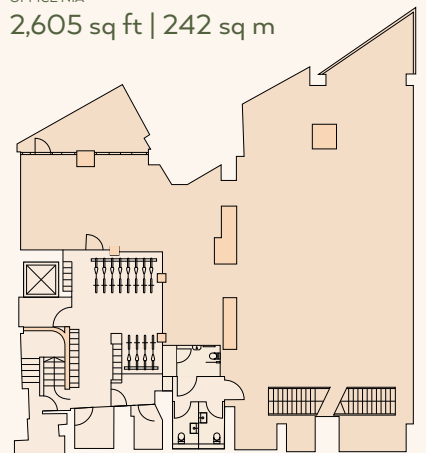
ROOF TERRACE

TERRACE NIA
753 sq ft | 70 sq m

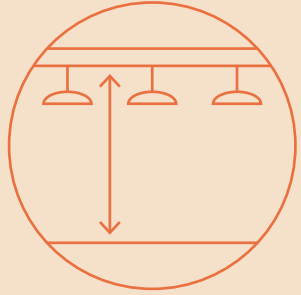


LOWER GROUND

OFFICE NIA
2,605 sq ft | 242 sq m



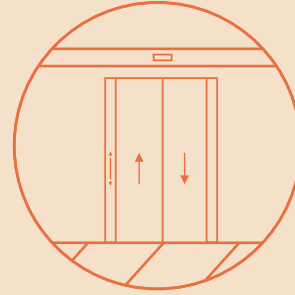
Summary Specification



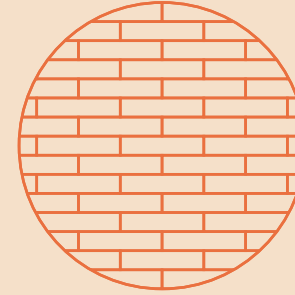
3.0 - 3.9 m
floor to ceiling heights



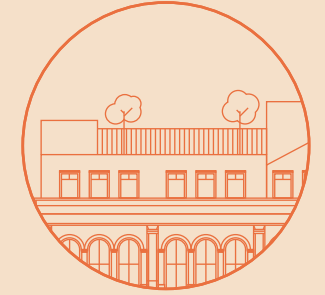
24 cycle spaces and
44 lockers



8 person lift with
air purification



Original features - brick walls
and wooden floors



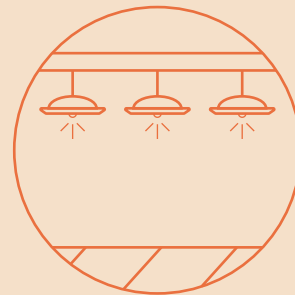
Large feature roof terrace



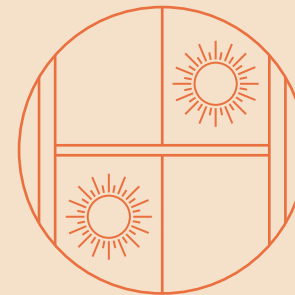
Mechanical, filtered fresh air
& VRF air conditioning



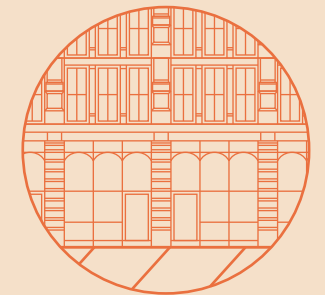
Showers and
3 WCs per floor



Low-energy
LED lighting



Openable windows on
all upper floors, flooded
with natural light



Impressive oversized ground
floor reception with double height
amenity space

Get in Touch

A Development By



The restoration project proudly targets Net Zero status.



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