

# Compton

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## Clerkenwell

Northburgh House  
10 Northburgh Street  
EC1V 0AT

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Brand new, high quality, fully fitted  
office floor with exposed  
architectural warehouse features

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## For Rent

7,102 to 23,382 ft<sup>2</sup>

020 7101 2020  
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## Location

Nestled in the vibrant heart of Clerkenwell & Farringdon, Northburgh House on Northburgh Street offers a hidden gem of an office location that is both secluded and well-connected.

Surrounded by a thriving community of independent coffee shops, timeless British pubs, and renowned dining establishments, this area is a sought-after destination for tech start-ups, headquarters, and creative enterprises.

The property enjoys excellent transport links to Farringdon, Barbican, and Old Street stations, making it easy for occupiers and their staff to travel in and out of the city. The arrival of the highly anticipated Elizabeth Line (Crossrail) has only enhanced the already exceptional connectivity of this prime location.

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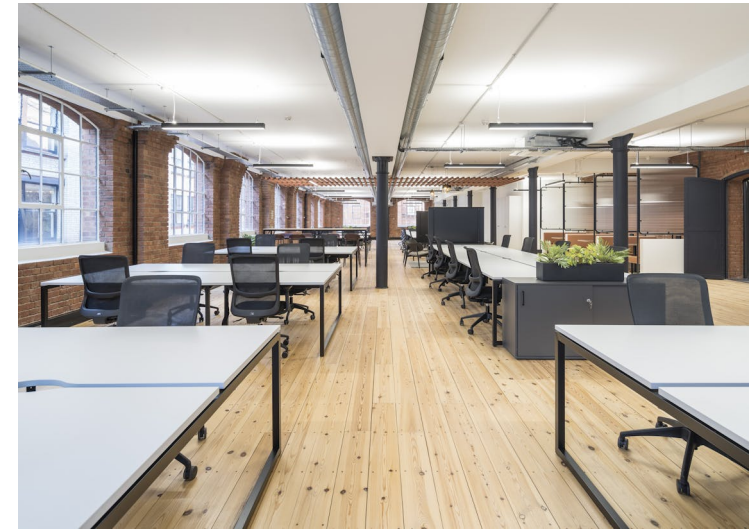
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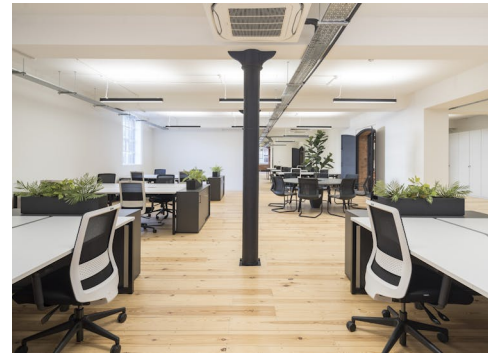
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## Amenities

- Large arched original Victorian windows
- Fantastic natural light
- Former Victorian warehouse building with characterful architectural features
- Original restored timber flooring
- Exposed original brickwork
- Original cast iron columns
- Brand new fitted office space
- 86x Workstations
- 1x 14 person boardroom
- 1x 8 person meeting room
- 1x 6 person meeting room
- 3x 2 person call booths
- High bench breakout areas with soft seating
- Kitchen zone with ample seating
- Generous floor to ceiling heights
- Demised WCs
- 2x Passenger Lifts
- 30x lockers
- Shower facilities
- Cycle Storage
- Manned Reception
- Fibre ready via Backbone Connect

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## Description

Discover a unique and dynamic office experience at Northburgh House! Our distinctive warehouse style office spaces, ranging from 7,102 to 23,382 Ft<sup>2</sup>, offer a range of options to suit your business needs.

The 2nd floor, with a total area of 8,277 Ft<sup>2</sup>, has recently undergone a full renovation to provide the ultimate in fitted and furnished office spaces. With fantastic natural light, the space boasts exposed brickwork, original timber flooring, cast iron columns, and a wealth of characterful features that are sure to inspire and impress.

We have also recently acquired the LG, Ground, and 1st floors, which are scheduled for refurbishment in the near future. With the potential to combine these floors with the 2nd floor, we can offer larger accommodations of up to 23,382 Ft<sup>2</sup>, complete with its own front door from Northburgh Street's former loading bay.

In addition to the outstanding office spaces, Northburgh House also features a spacious and welcoming reception lobby that doubles as a communal breakout area for occupiers and visitors alike. The lobby is manned during working hours, ensuring a warm and professional welcome for all who enter.

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## Content

Watch the film



View on Website



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## Terms

New full repairing & insuring lease available for a term by arrangement  
direct from the Landlord

## Tenure

Leasehold

## VAT

The property is elected for VAT



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## Floor Areas & Outgoings

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The accommodation comprises of the following

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
2nd	8,277	£75	£18.80	£7.80	£101.60	£70,078.60	£840,943.20	Under Offer
1st	8,003	£65	£18.80	£7.80	£91.60	£61,089.57	£733,074.80	Under Offer
Unit - Ground & Lower Ground	7,102	£35	£18.80	£7.80	£61.60	£36,456.93	£437,483.20	Available

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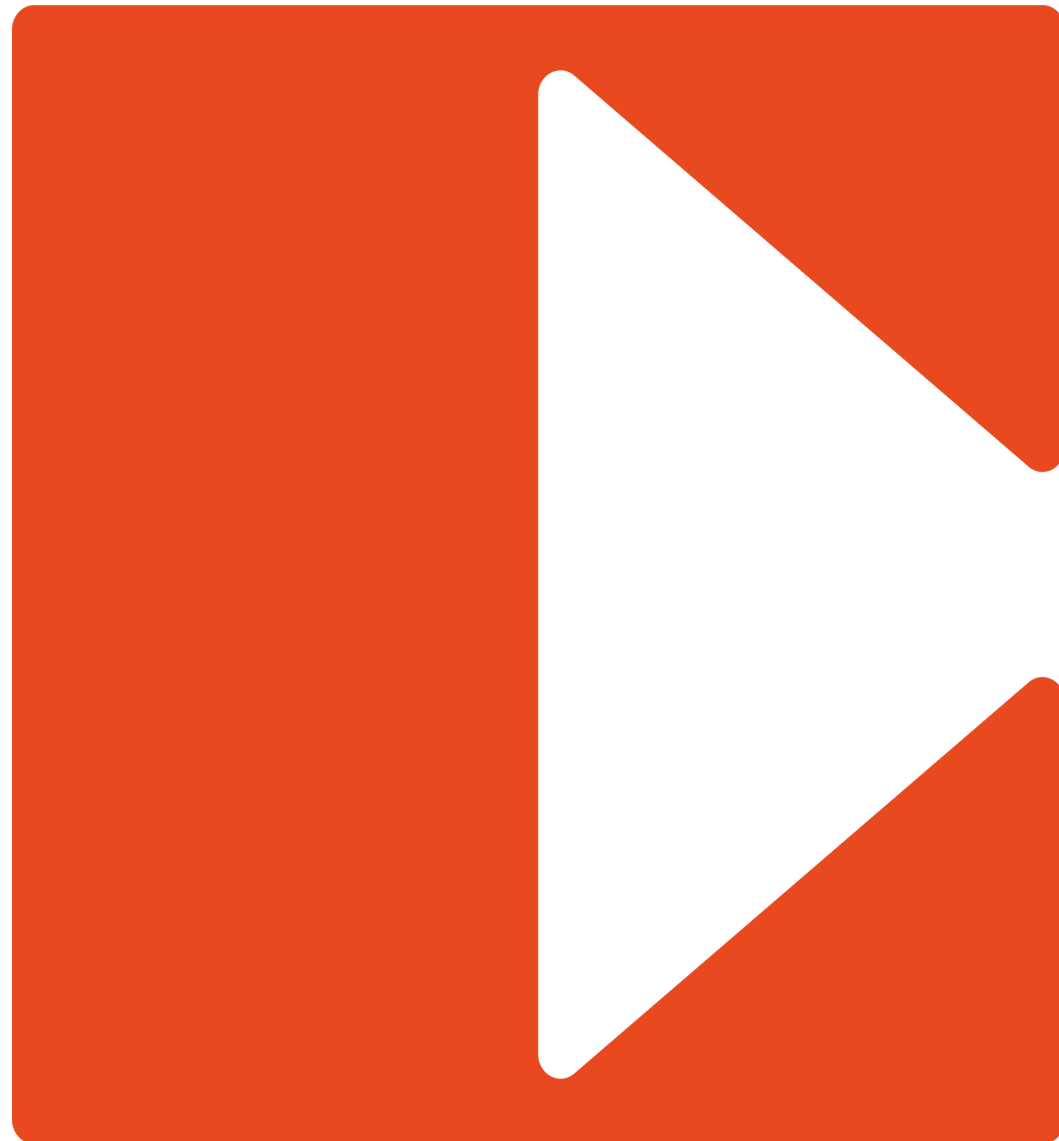
## Contact Us

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

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