

Compton

Clerkenwell

Klaco House
EC1M 4DN

Brand New Self-Contained Office
Space In The Heart Of Clerkenwell.

For Rent

1,084 to 4,361 ft²

020 7101 2020
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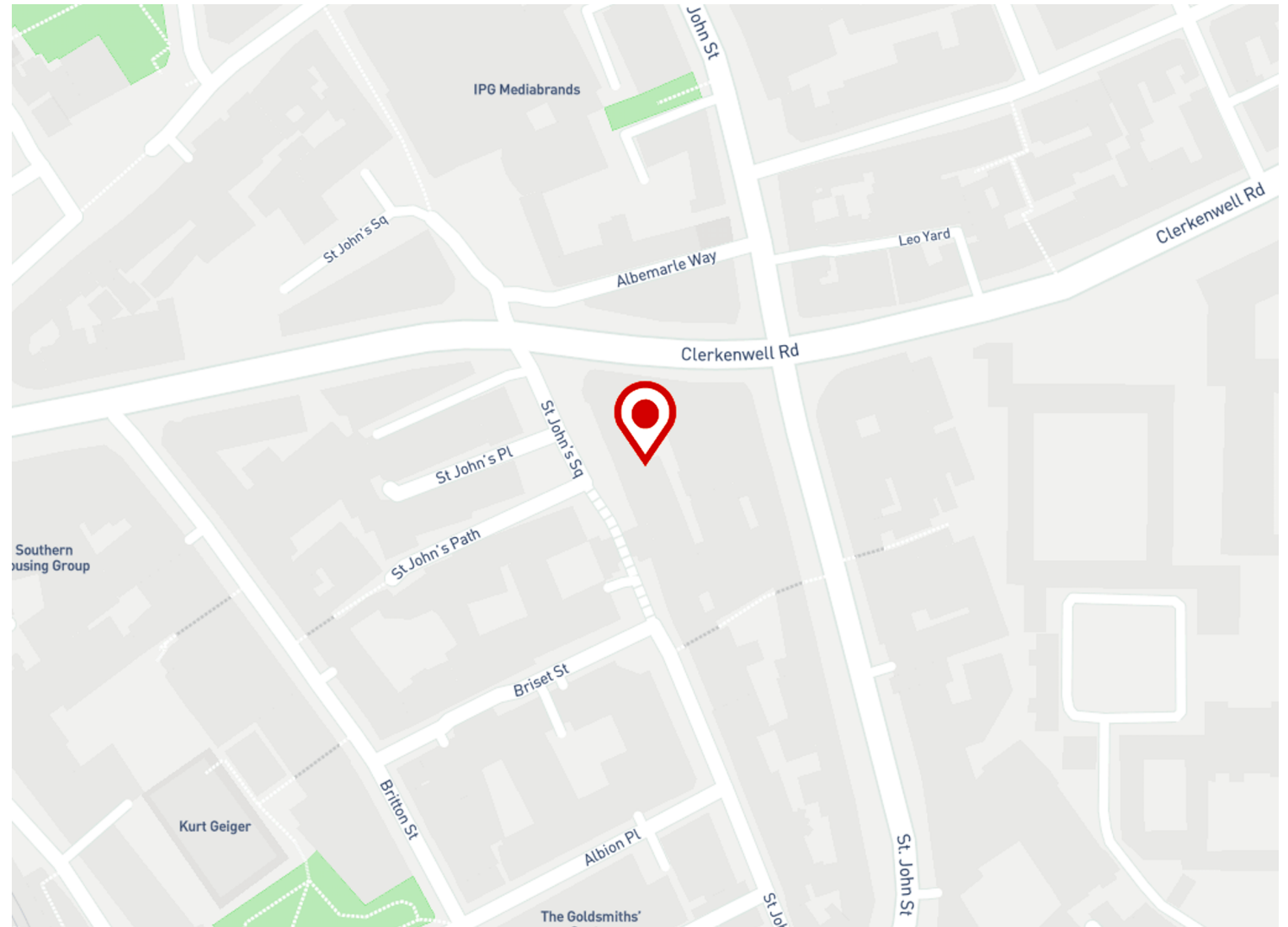
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Location

Clerkenwell has long been the home to many key names in the creative industries and currently LinkedIn, Vitra, Zaha Hadid, Grey London and Publicis Groupe are among the well known names based in the area. Businesses continue to choose Clerkenwell and Farringdon as their home due to the eclectic mix of restaurants, bars, hotels, gyms and arts based amenities including galleries and retail spaces.

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Building Exterior

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Main Office Space

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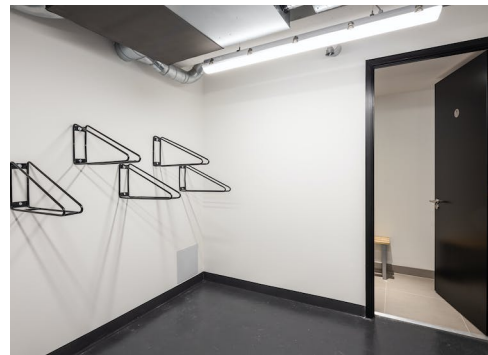
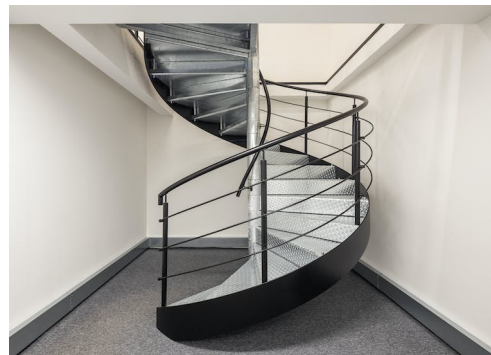
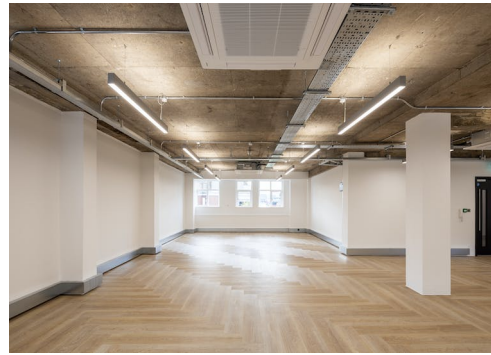
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Amenities

- Comprehensively refurbished Victorian Warehouse
- 1:10 occupancy rate
- LED Panel lighting
- Air conditioning
- Exposed ceiling and services
- Secure access control entrance doors
- Reception with textural finishes
- Bike storage
- Shower facilities

Description

This former Victorian warehouse has been comprehensively refurbished in London's creative and technology hub. The building provides 4,361 sq ft of sleek and modern office space, designed to the highest specification expected by occupiers in Clerkenwell and Farringdon.

Arranged over first, second, third and fourth floors – the media style accommodation is finished to the highest of standards throughout, with a new contemporary reception area. Whilst shower and bike facilities are available on the lower ground floor.

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Content

Watch the film



View on Website



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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
4th	1,099	£65	£20	£5.94	£90.94	£8,328.59	£99,943.06	Available
3rd	1,090	£65	On application	£5.94	£70.94	£6,443.72	£77,324.60	Let
2nd	1,088	£65	On application	£5.94	£70.94	£6,431.89	£77,182.72	Let
1st	1,084	£65	On application	£5.94	£70.94	£6,408.25	£76,898.96	Under Offer
Total	4,361	£65	£20	£5.94	£75.94	£27,612.45	£331,349.34	

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Contact Us

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

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