



GLASSHOUSE YARD / FITTED / 7,381 SQ FT



**IN THE HEART OF CLERKENWELL
LIES GLASSHOUSE YARD, A
NEWLY REFURBISHED BUILDING
OFFERING A SELECTION OF
EXCELLENT HIGH-QUALITY
FITTED OFFICE SPACES.**

The building has undergone a thorough renovation where each floor has been fully fitted to deliver a seamless Plug & Play offering, complemented by stylish interiors throughout.

The space has been designed to provide a comfortable, productive and collaborative working environment, which is conducive to business growth and success.







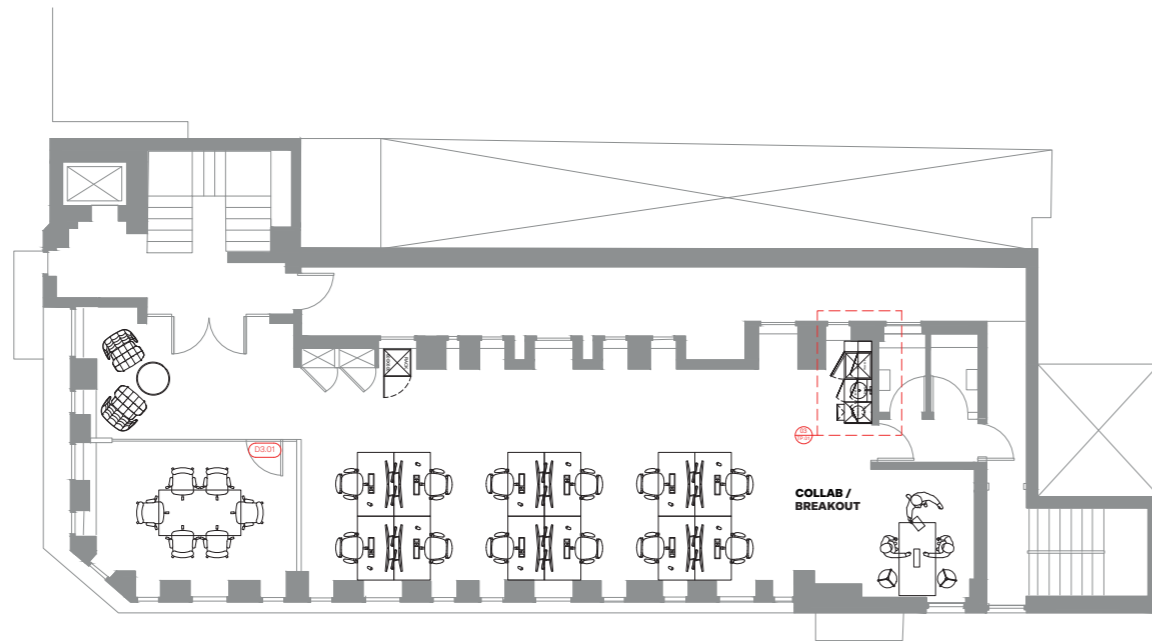
Schedule of Areas

Floor	Size - SQ FT	Rent / SQ FT	Service Charge / SQ FT	Rates / SQ FT	Total / SQ FT	Staus
3rd	1,206	£62.50	£10.74	£12.33	£85.57	Available
2nd	1,625	£62.50	£10.74	£17.72	£90.96	Available
1st	1,625	£62.50	£10.74	£18.65	-	LET
Ground (& Lower Ground)	2,925	£57.50	£10.74	£20.91	£89.15	Available
Total	7,381					

* Fully inclusive

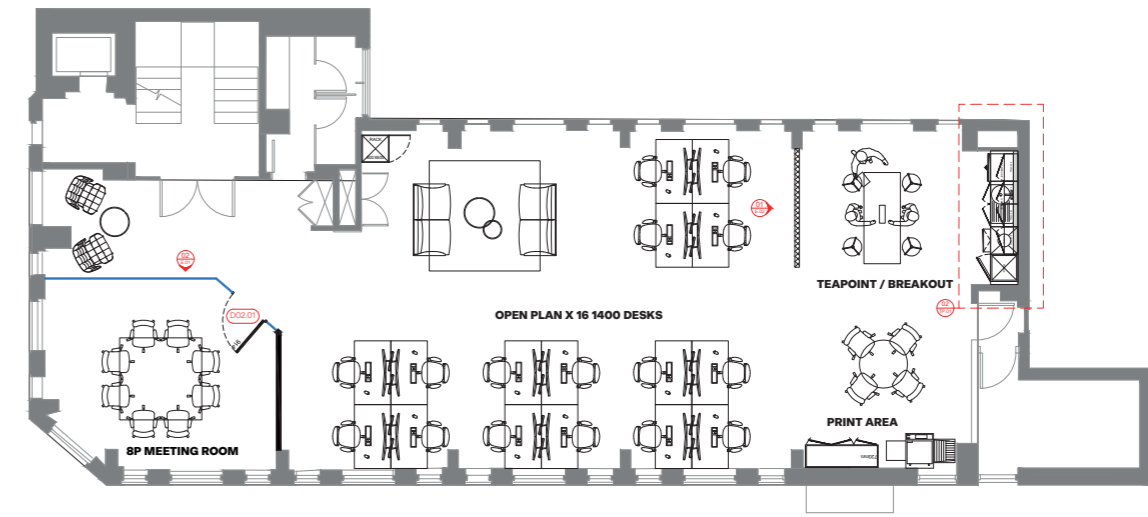
FULLY FITTED 3RD FLOOR 1,206 SQ FT / 112 SQ M

- 12 Workstations
- Meeting rooms: 1 x 6 person
- Breakout spaces: 2



FULLY FITTED TYPICAL FLOOR 1,625 SQ FT / 151 SQ M

- 16 Workstations
- Meeting rooms: 1 x 8 person
- Breakout spaces: multiple

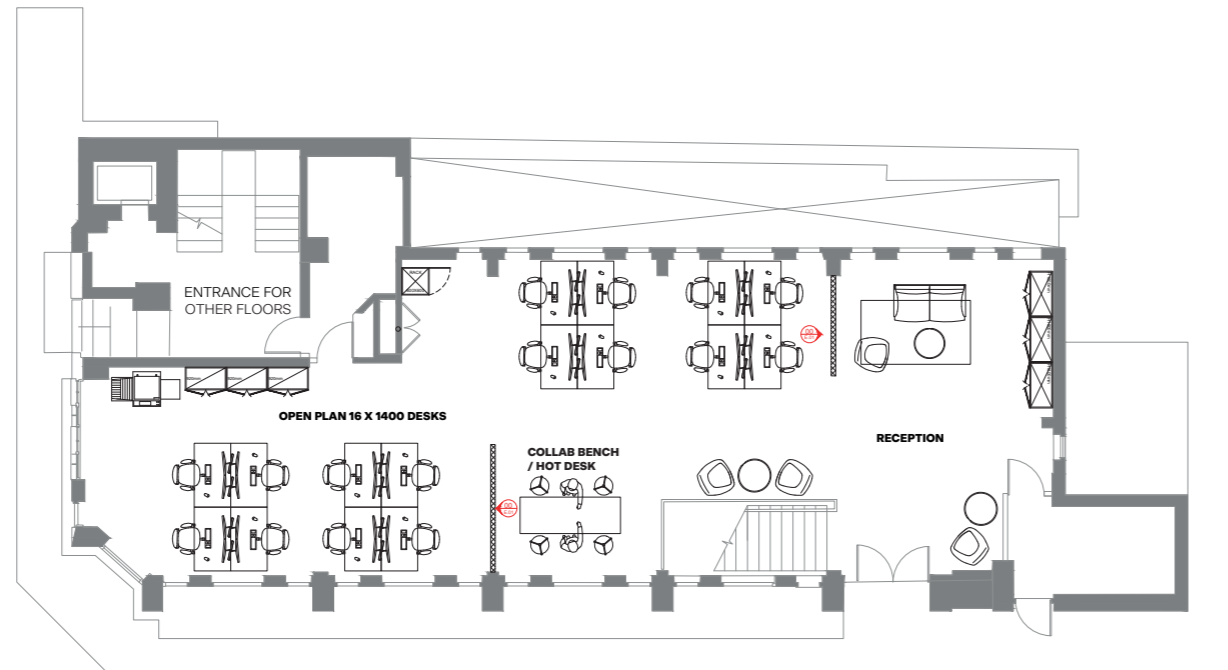


FULLY FITTED GROUND & LOWER GROUND FLOOR

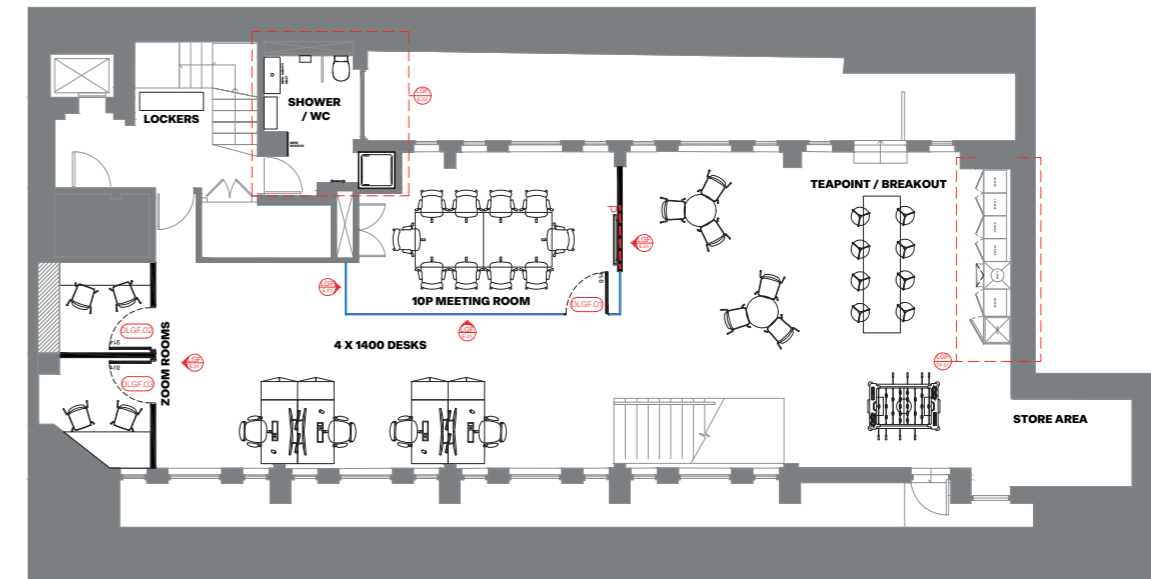
2,925 SQ FT / 272 SQ M

- 20 Workstations
- Meeting rooms: 1 x 10 person
- Breakout spaces: multiple
- 2 x 2 person zoom rooms
- Self contained entrance

Ground Floor



Lower Ground Floor





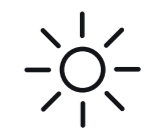
EXCEPTIONAL TRANSPORT LINKS

The building is moments away from Barbican & Farringdon & Moorgate stations.



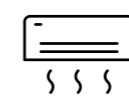
PLUG & PLAY OPTIONS

Newly refurbished, fully fitted workspaces available.



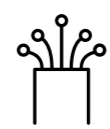
ABUNDANCE OF NATURAL LIGHT

The floors are light filled with windows on either side of each floorplate.



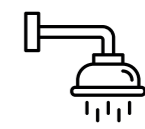
AIR CONDITIONING

The building benefits from ventilation and air conditioning throughout.



PRE-INSTALLED FIBRE

The building has pre-installed fibre connectivity.



END-OF-JOURNEY FACILITIES

High quality end-of-trip and shower facilities within the building.



LEASE TERMS

Flexible lease terms are available.

Touch

Get in

Natalie Lelliott

Phone / +44 7776 388 567

Email / natalie@tlg.london

Mia Solomon

Phone / +44 7835 139 168

Email / mia@tlg.london

Team TLG

Phone / +44 203 285 8300

Email / hello@tlg.london

Web / tlg.london

Social / tlg-london

MISREPRESENTATION ACT/COPYRIGHT/DISCLAIMER – TLG London Limited, for themselves and for the Lessor of this property, whose agents they are, give notice that (1) the particulars and any further information communicated by any means to potential Lessees of the property described in the particulars, or their advisers, in connection with the possible letting of the property are provided solely for the purpose of assisting potential lessees in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of the invitation, offer or contract for lease of the property; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential lessees are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquires, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by TLG London Limited, the lessor of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible letting of the property. No person in the employment of TLG London Limited or the lessor has authority to make or give any representation or warranty, express or implied, in relation to the property. March 2024..