

stunning ground floor showroom within the heart of clerkenwell

## 17-18 Haywards Place, Clerkenwell, EC1

c. 1,528 sq ft

for rent on a sublease until november 2026



17-18 Haywards Place designed by award-winning architectural practice HUT.

### location

the commercial property is set in the heart of historic clerkenwell, just off clerkenwell green and only five minutes from farringdon station.

clerkenwell is one of london's most sought-after villages with a huge variety of vibrant coffee shops and bars, acclaimed restaurants and high-end boutique hotels.

the area has long been home to creative and design occupiers but has also become home to corporate occupiers aswell.

-farringdon (elizabeth, circle, metropolitan, hammersmith and city lines and mainline services

-barbican (elizabeth, circle, hammermsith and city and metropolitan lines)

-chancery lane (central line)

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### accommodation

ground floor – c. 1,528 sq ft

### amenities

- exposed brick work
- original crittall windows
- potential fitted option
- good natural light
- acoustic baffling
- ample window frontage
- air conditioning
- underfloor wiring
- fitted kitchen
- private wc's
- fibre internet

### lease

a new sublease for a term by arrangement

### rent

terms upon application.

### legal costs

each party to bear their own legal costs

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**possession**

upon completion of legal formalities

**viewing**

via sole agents

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