

Compton

For Rent
**35 Great Sutton Street
Clerkenwell EC1**



Move-in ready, fully fitted
warehouse conversion office in
prime Clerkenwell at 35 Great
Sutton Street.

For Rent

35 Great Sutton Street
Clerkenwell EC1V

Size

1,902 Ft²

Rent

£67.50 per sq ft

Fitout

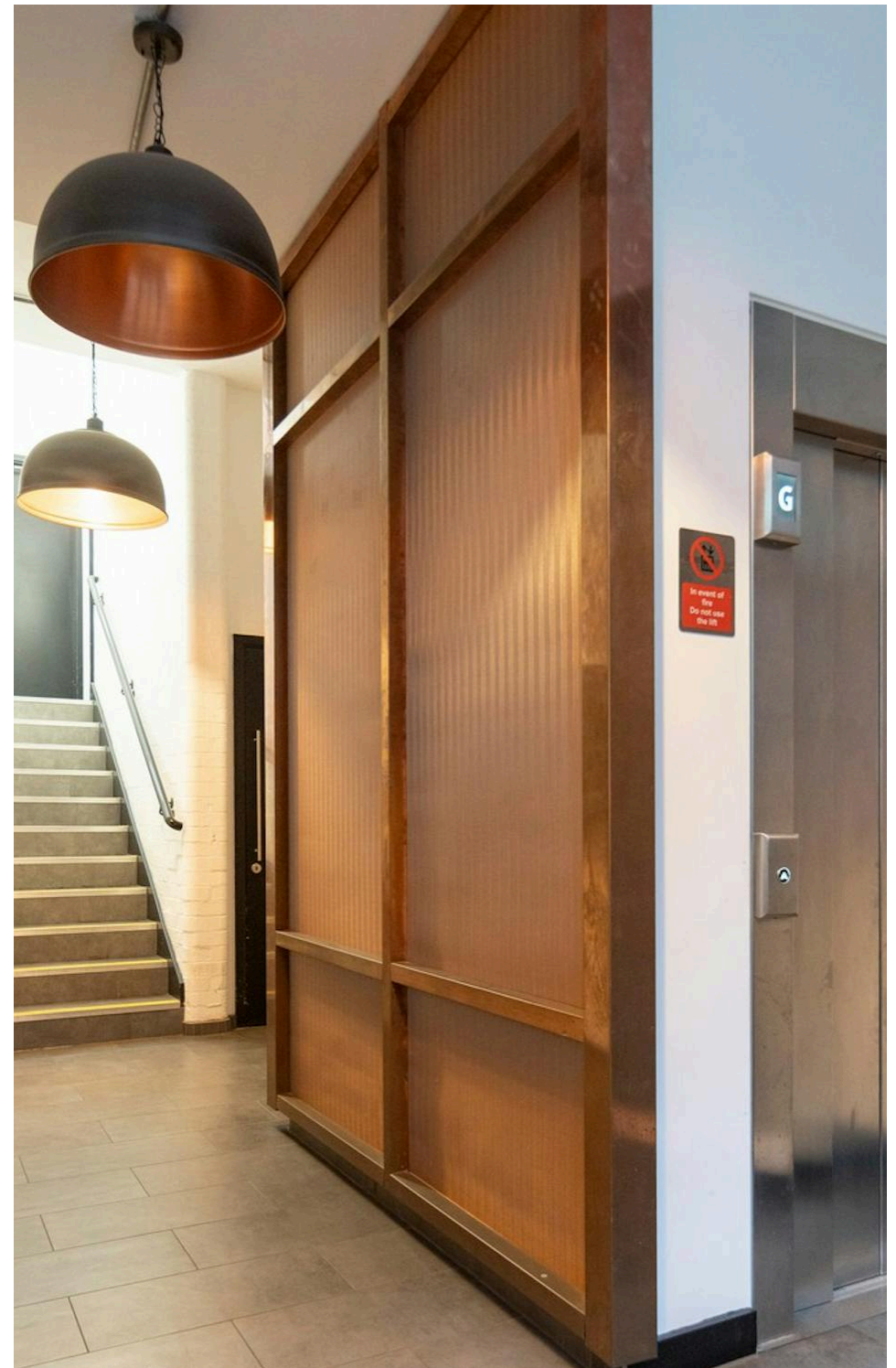
Fitted

Description

35 Great Sutton Street offers a characterful warehouse-style workspace in the heart of Clerkenwell, combining period charm with a high-quality modern fit-out. The office features exposed brickwork, excellent natural light and a flexible layout designed for immediate occupation.

The accommodation is fully fitted to include 20 desks, 3 meeting rooms, 2 phone booths, a dedicated breakout area, and a well-appointed kitchen. The space also benefits from air conditioning, a passenger lift, and access to cycle storage, providing a practical and efficient environment for growing teams.

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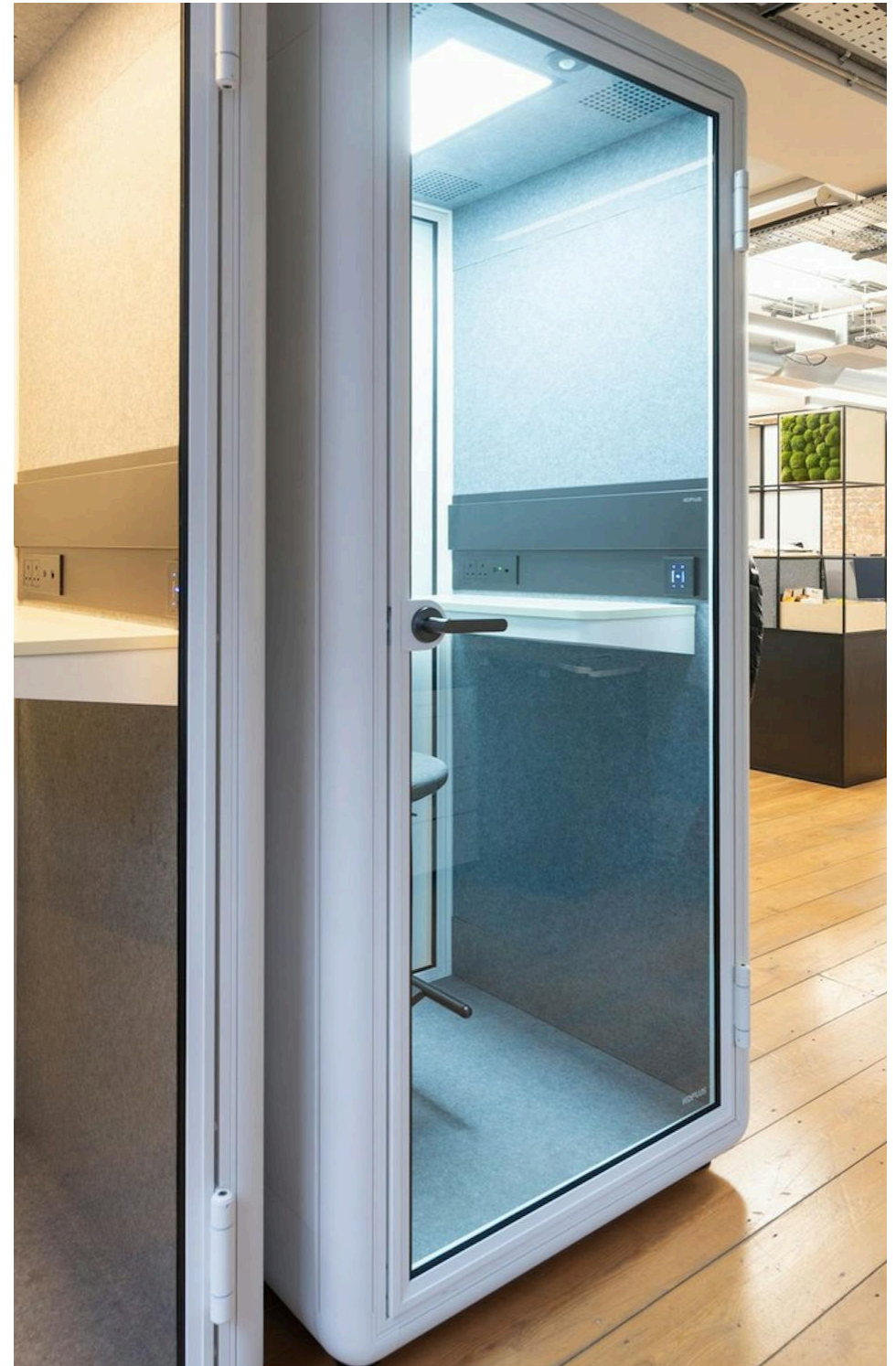
Fitout

Fitted

Description

This is a turnkey solution ideal for occupiers seeking a stylish, well-connected Clerkenwell office with genuine warehouse character.

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For Rent

35 Great Sutton Street
Clerkenwell EC1V

Meeting Room

Size

1,902 Ft²

Rent

£67.50 per sq ft

Fitout

Fitted



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For Rent

35 Great Sutton Street
Clerkenwell EC1V

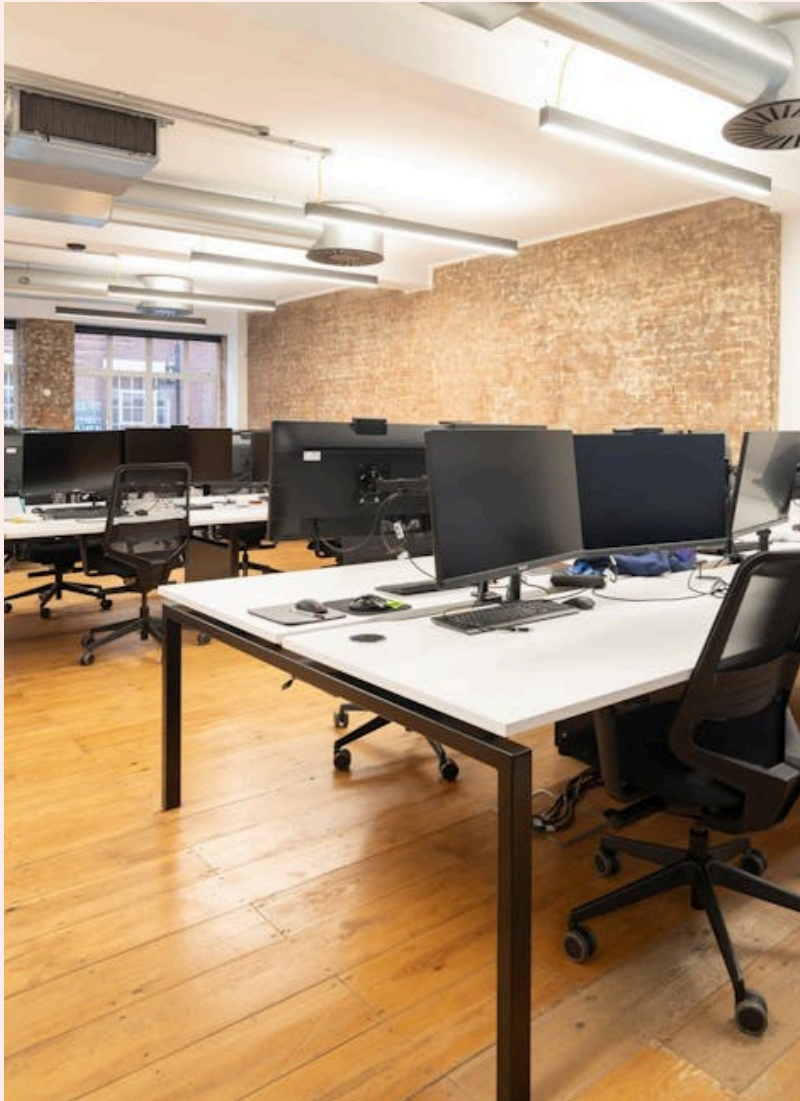
Office Space



For Rent

35 Great Sutton Street
Clerkenwell EC1V

Meeting Room



Office Space



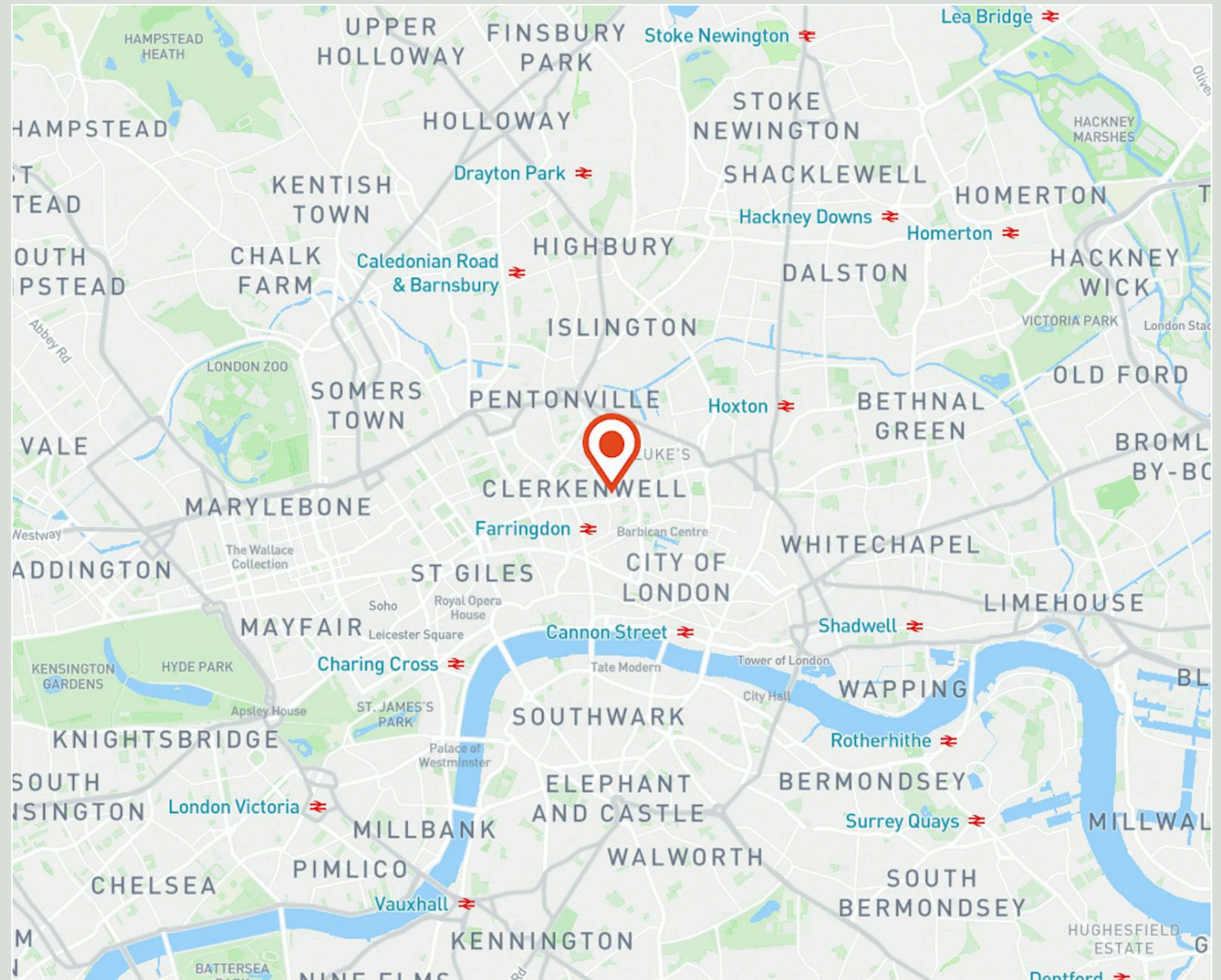
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Location

Situated in one of Clerkenwell's most sought-after pockets, 35 Great Sutton Street sits amongst a rich blend of local hotspots. The neighbourhood is known for its creative energy, with everything from artisan coffee shops to destination restaurants and boutique stores just moments away. Wellbeing and leisure options are close at hand too, with Ironmonger Row Baths a short stroll from the building, offering a gym, pool and traditional spa facilities in a characterful period setting.

Transport connections are excellent. Farringdon, Barbican and Old Street stations are all easily accessible, linking the area to the Northern, Circle, Hammersmith & City, Metropolitan and Elizabeth lines, as well as Thameslink. This ensures seamless travel across the capital and beyond.



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Meeting Room



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9 — 14

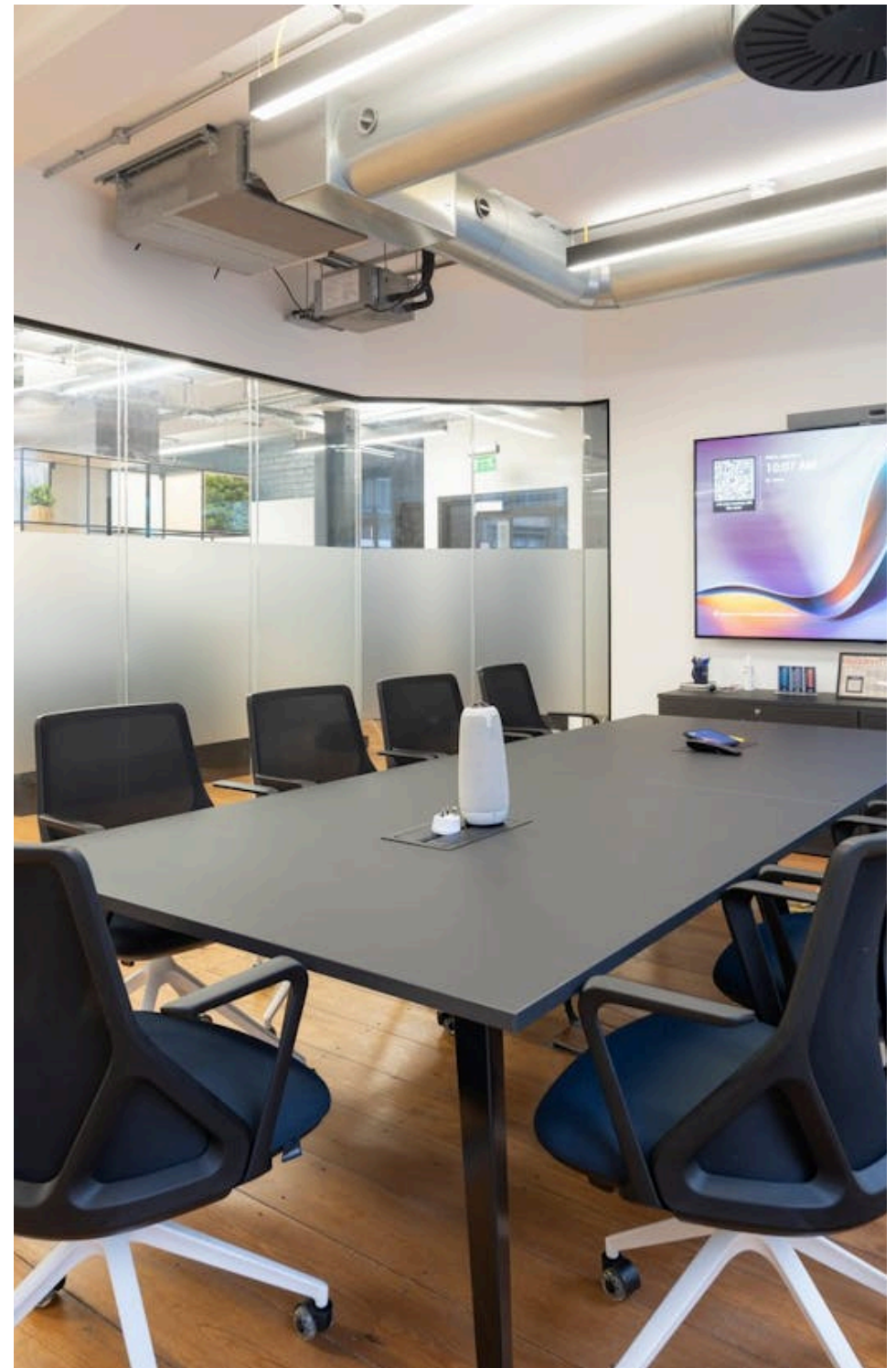
For Rent

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Clerkenwell EC1V

Amenities

- Fully fitted office with 20 desks, 3 meeting rooms and 2 phone booths
- Cycle storage in the Lower Ground
- Air conditioning
- Moments from Farringdon Station with great connectivity to wider London
- Passenger lift
- Exposed brickwork with excellent natural light
- Images shown are indicative and for illustrative purposes only

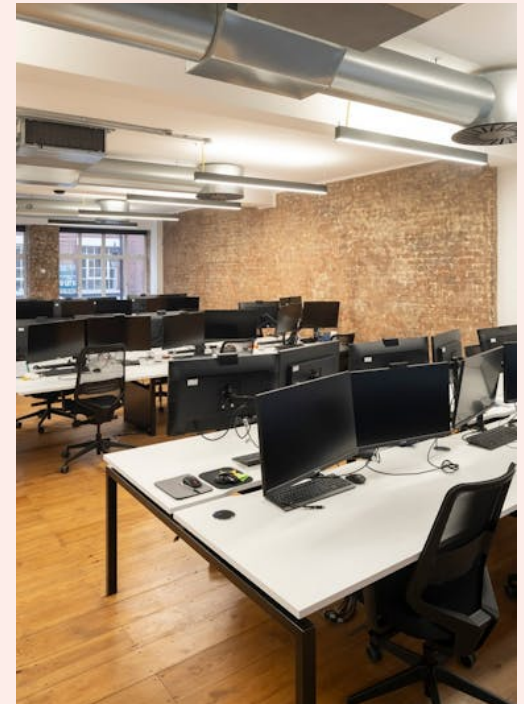
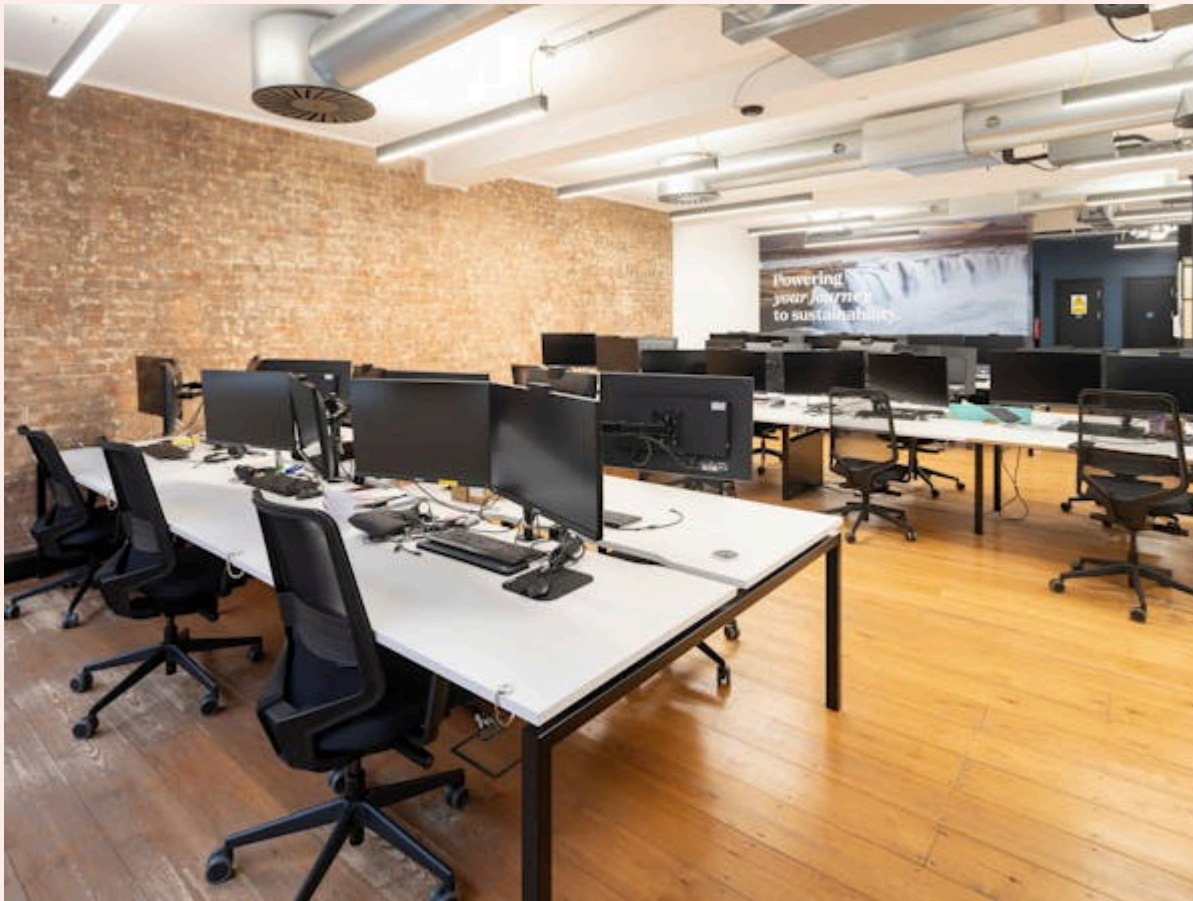
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Clerkenwell EC1V

Office Space



Office Space

For Rent

35 Great Sutton Street
Clerkenwell EC1V

Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
1st	1,902	£67.50	£22.91	£11.45	£101.86	£16,144.81	£193,737.72	Available

For Rent

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Clerkenwell EC1V

Tenure

New Lease

Availability

Available Immediately

VAT

Applicable

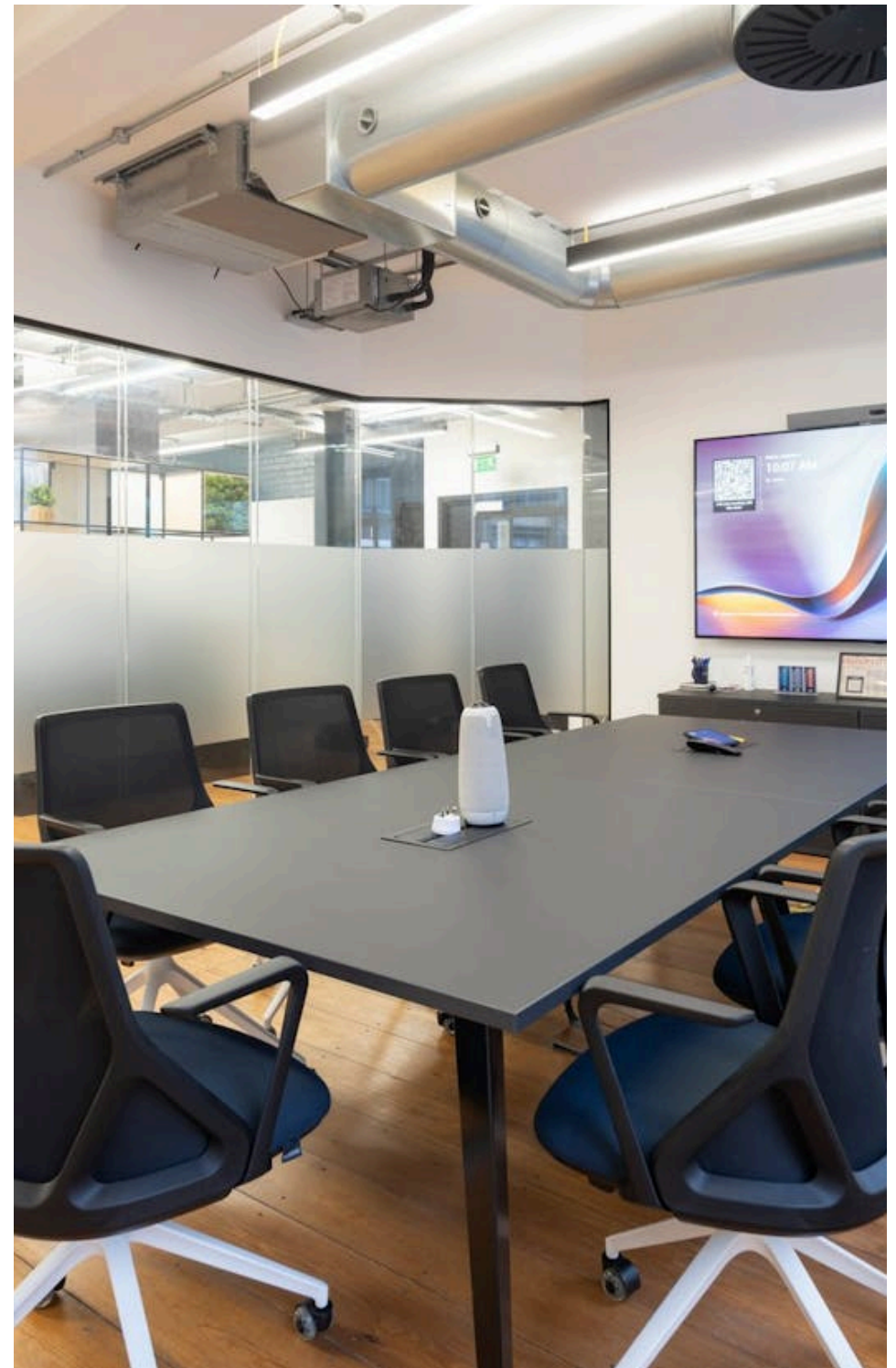
Compton Concierge

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