



NEWLY REFURBISHED

Sophisticated self contained offices/showroom set within a restored Victorian warehouse on Clerkenwell Road.

Grafonola

102-108 Clerkenwell Road, Farringdon,
EC1M 5SA

Office

TO LET

3,864 sq ft

(358.98 sq m)

- Original features
- Suitable for a showroom occupier
- Comprehensively refurbished
- Air conditioning
- Large window frontage with a self contained entrance

Summary

Available Size	3,864 sq ft
Rent	Asking rent is £282,750 pa excl for the self contained G/LG unit
Rates Payable	£26.50 per sq ft est pa
Service Charge	£3.20 per sq ft pa est (2024/25)
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

Description

The sensitive restoration of Grafonola has been undertaken to deliver world-class, sustainable and wellness-driven workspace.

The G & LG self contained offices/showrooms benefits from a large window frontage and own prominent entrance on Clerkenwell Road.

Location

Exceptional workspace/showroom perfectly connected for London, prominently located in the heart of Farringdon on Clerkenwell Road.

Grafonola is a 2 minute walk away from Farringdon Underground Station with access to Elizabeth, Circle, Metropolitan and Hammersmith & City lines and the National Rail.

Accommodation

The accommodation comprises the following NIA(s):

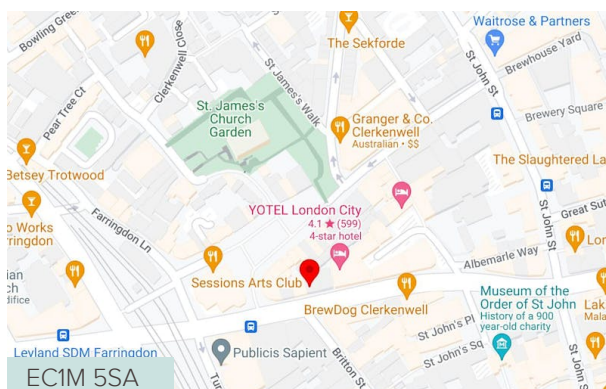
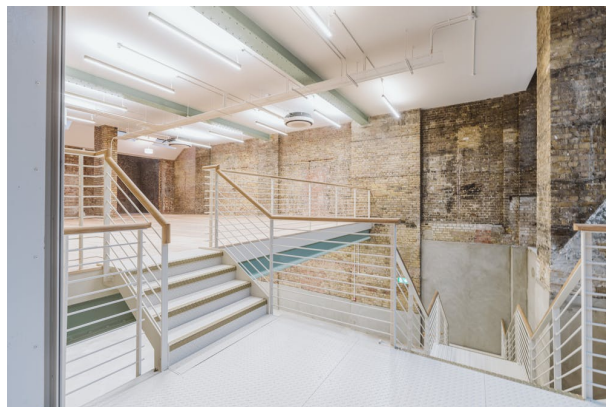
Name	sq ft	sq m	Availability
Ground - East	1,387	128.86	Available
Lower Ground	2,477	230.12	Available
Total	3,864	358.98	

Viewings

Viewings by prior arrangement through the joint sole agents, Ingleby Trice and Compton.

Terms

A new lease direct from landlord is available for a term by arrangement at an asking rent of £282,750 pa excl.



Viewing / further information

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