

Compton

For Rent
**8 Warner Yard
London EC1**

A unique opportunity to acquire a self-contained “plug & play” office space in this former 18th century stables building

For Rent

8 Warner Yard
London EC1R

Size

1,235 - 6,281 Ft²

Rent

£49.50 - £52.50 per sq ft

Fitout

Fitted

Description

8 Warner Yard offers a distinctive self-contained duplex unit arranged over the ground and first floors, featuring an impressive double-height atrium upon arrival. The space can be provided fully fitted and furnished, comprising multiple meeting rooms, air conditioning, and excellent natural light throughout. The building showcases a wealth of character, with exposed brickwork, original wooden beams, and a creative, design-led aesthetic that enhances its unique appeal.



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Building Exterior

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London EC1R

Ground Floor Office Space



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Ground Floor Office Space



1st Floor Office Space

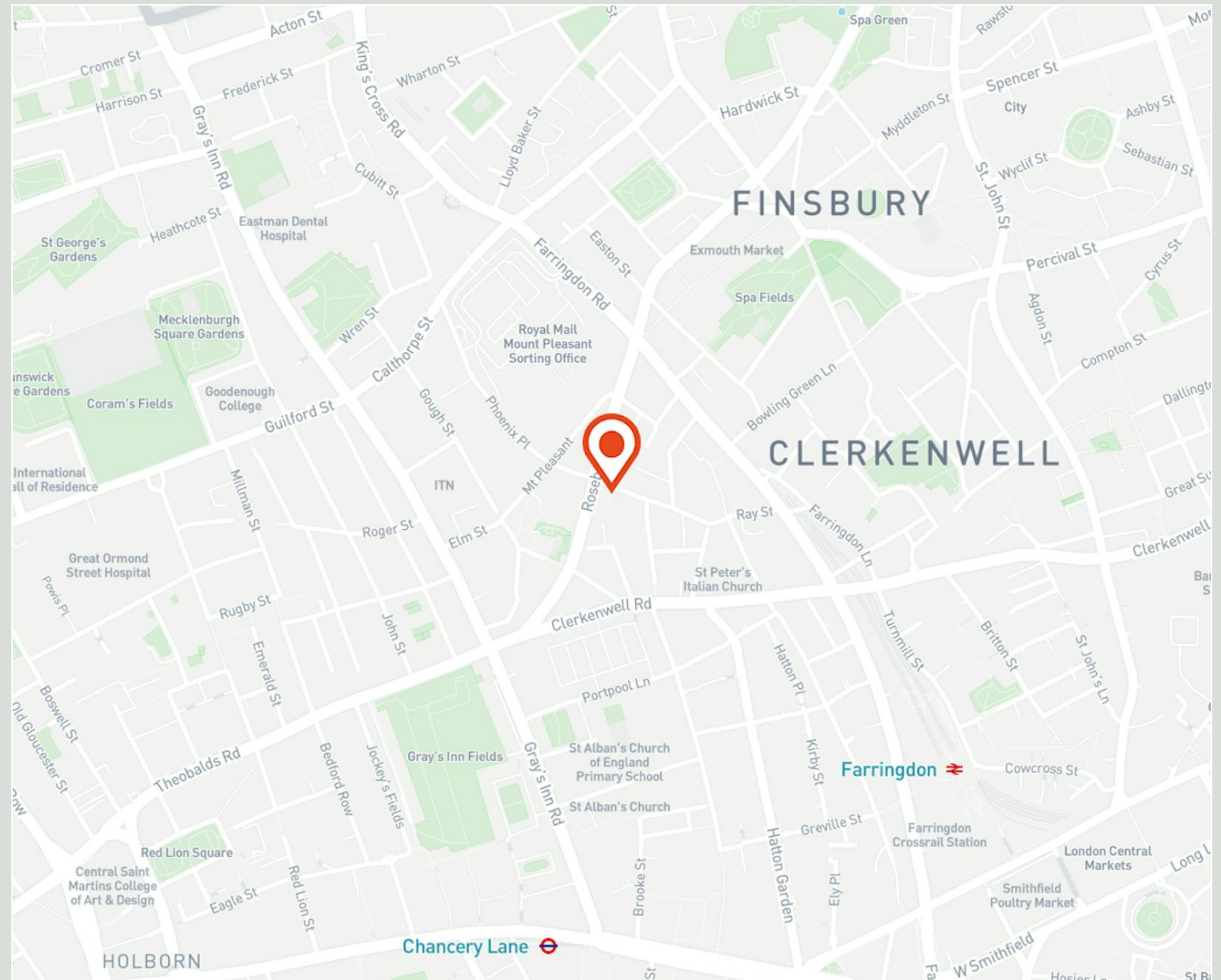


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Location

The property is superbly located in the heart of Clerkenwell, just a short walk from Farringdon Station, which provides access to the Elizabeth Line, Thameslink, and Circle, Hammersmith & City, and Metropolitan underground lines, offering fast connections across London and beyond. Chancery Lane (Central Line) and Barbican stations are also nearby, further enhancing connectivity. The area is rich in amenities, with Leather Lane Market and Exmouth Market both a short stroll away, offering an excellent mix of street food, cafes, bars, and independent shops, making Warner Yard an ideal location for creative and professional occupiers alike.



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Kitchen



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Amenities

- Magnificent architecturally designed building
- Both the Ground & 1st floors can be offered in a fully-fitted “plug & play” condition
- Self-contained with its own private entrance
- Double storey atrium
- Air-conditioning
- Modern linear suspended lighting
- Demised WCs
- Superb natural daylight
- Generous floor to ceiling heights
- Security shutters
- Dedicated fibre line
- Nearest Stations – Farringdon & Chancery Lane

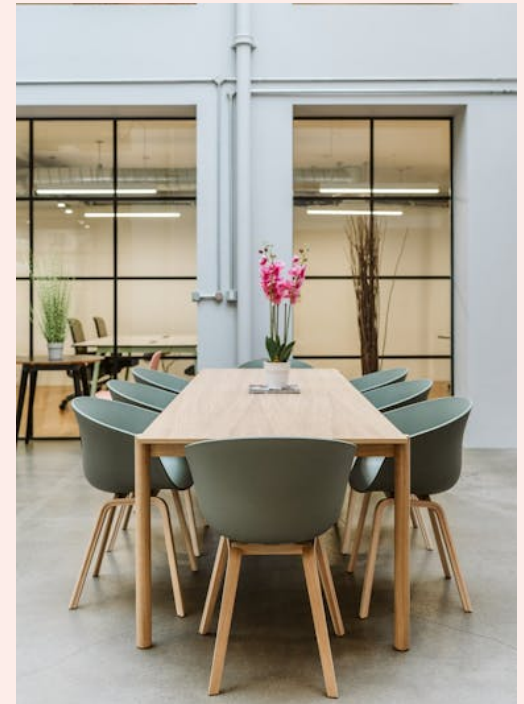
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Atrium Breakout Space



Ground Floor Meeting Room

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Availability

Floor/Unit	Sq Ft	Rent	Rates Payable	Service Charge	Total Month	Total Year	Availability
2nd	1,235	£52.50 /sq ft	£25 /sq ft	£7.15 /sq ft	£8,711.90	£104,542.75	Available
Unit	5,046	£49.50 /sq ft	£25 /sq ft	£7.15 /sq ft	£34,333.83	£412,005.90	Available
Total	6,281				£43,045.73	£516,548.65	

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Terms

New full repairing & insuring lease
available for a term by arrangement
direct from the freeholder

Content

Watch the Film
(click button)



VAT

The property is elected for VAT

Legal Costs

Each party to bear their own legal
costs in this transaction

Local Authority

London Borough of Camden

Tenure

New Lease

Availability

Available Immediately

Compton Concierge

Want your workspace *managed*?
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compton.london/concierge
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Contact Us

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



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