

Compton

For Rent
**Technique
Clerkenwell EC1**

A unique Showroom with private street access, providing a fully self-contained space and strong branding potential

For Rent

Technique
140 Goswell Road
Clerkenwell EC1V

Size

9,136 Ft²

Rent

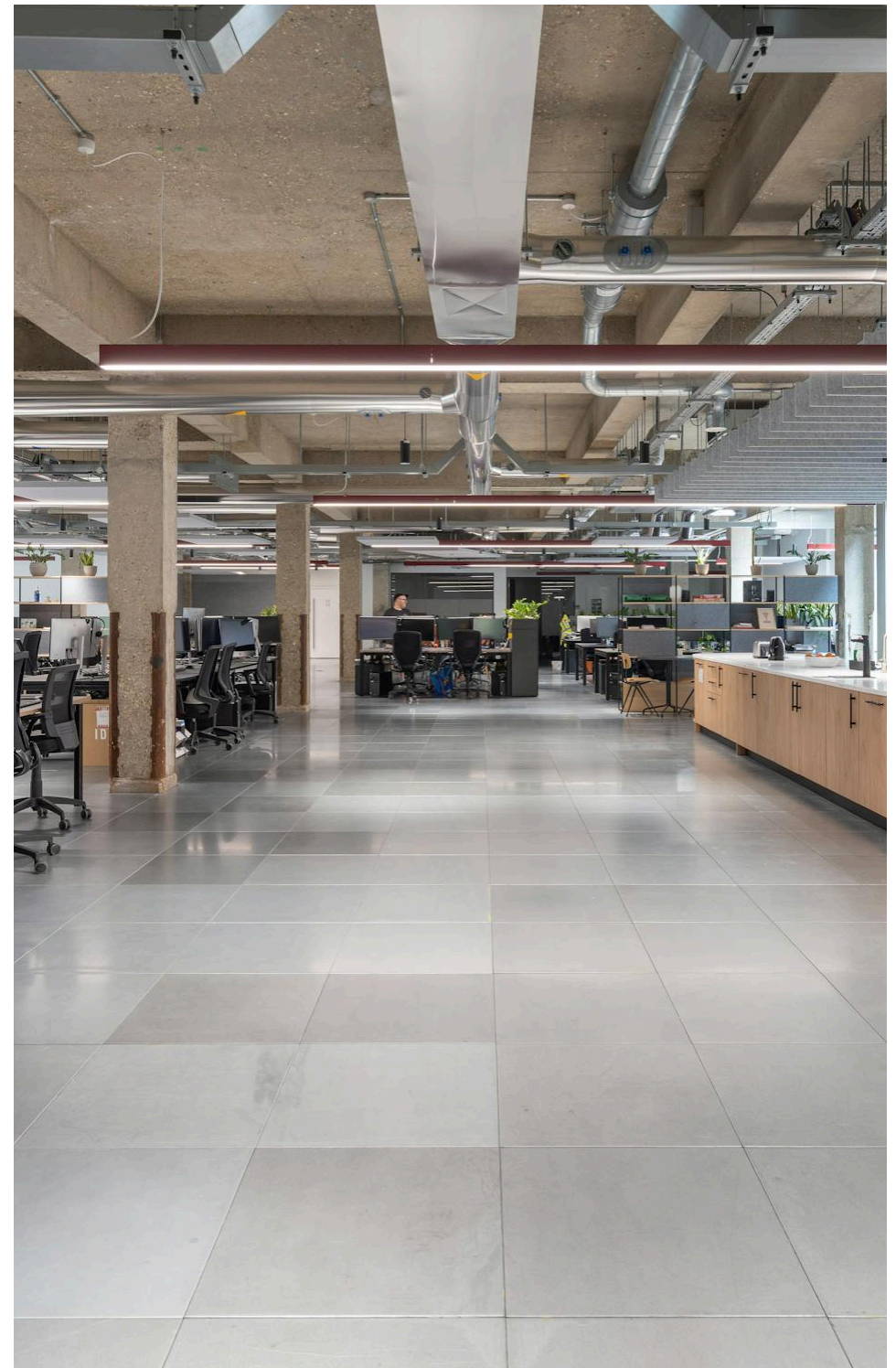
£55 per sq ft

Fitout

Partially Fitted

Description

The available ground floor space forms part of a carefully reconfigured building, offering a self-contained unit with its own private street entrance and a clear, prominent frontage. The space has been fitted with a kitchen, a boardroom, and two meeting rooms. It is partially furnished with desks and soft seating areas, while still allowing a wide range of occupiers to furnish the space to suit their requirements.



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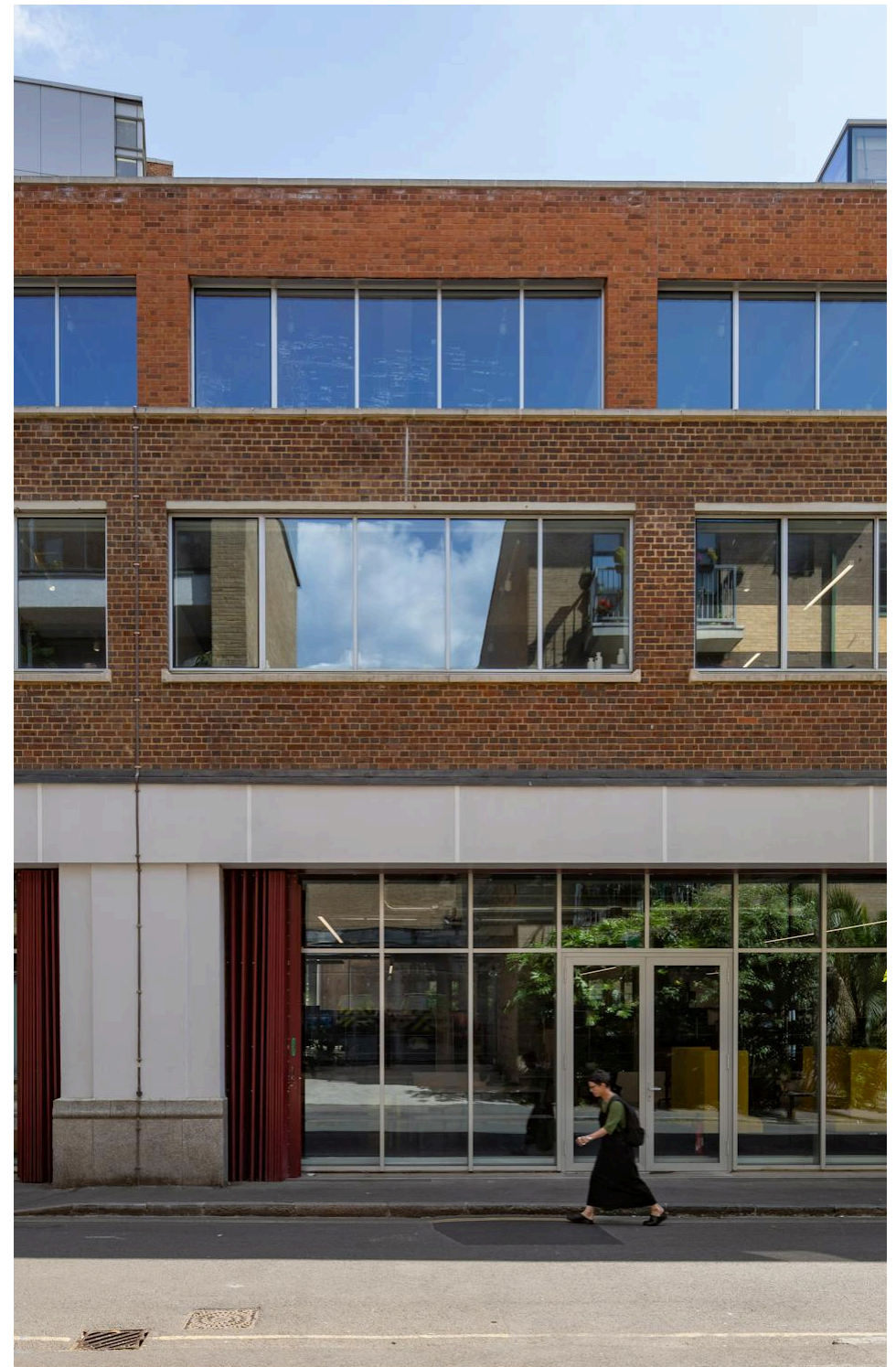
Fitout

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Description

Occupiers will also benefit from being part of a 74,000 sq ft landmark office development, created from the considered transformation of two historic buildings in the heart of Clerkenwell. The scheme combines a contemporary approach to design and materials with a strong emphasis on sustainability and adaptive reuse, creating a well-balanced and modern working environment. Tenants also benefit from exceptional on-site amenities, including a rooftop terrace and a dedicated tenant lounge.

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Lightwell

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Kitchen



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Front of House



Terrace 1.jpg



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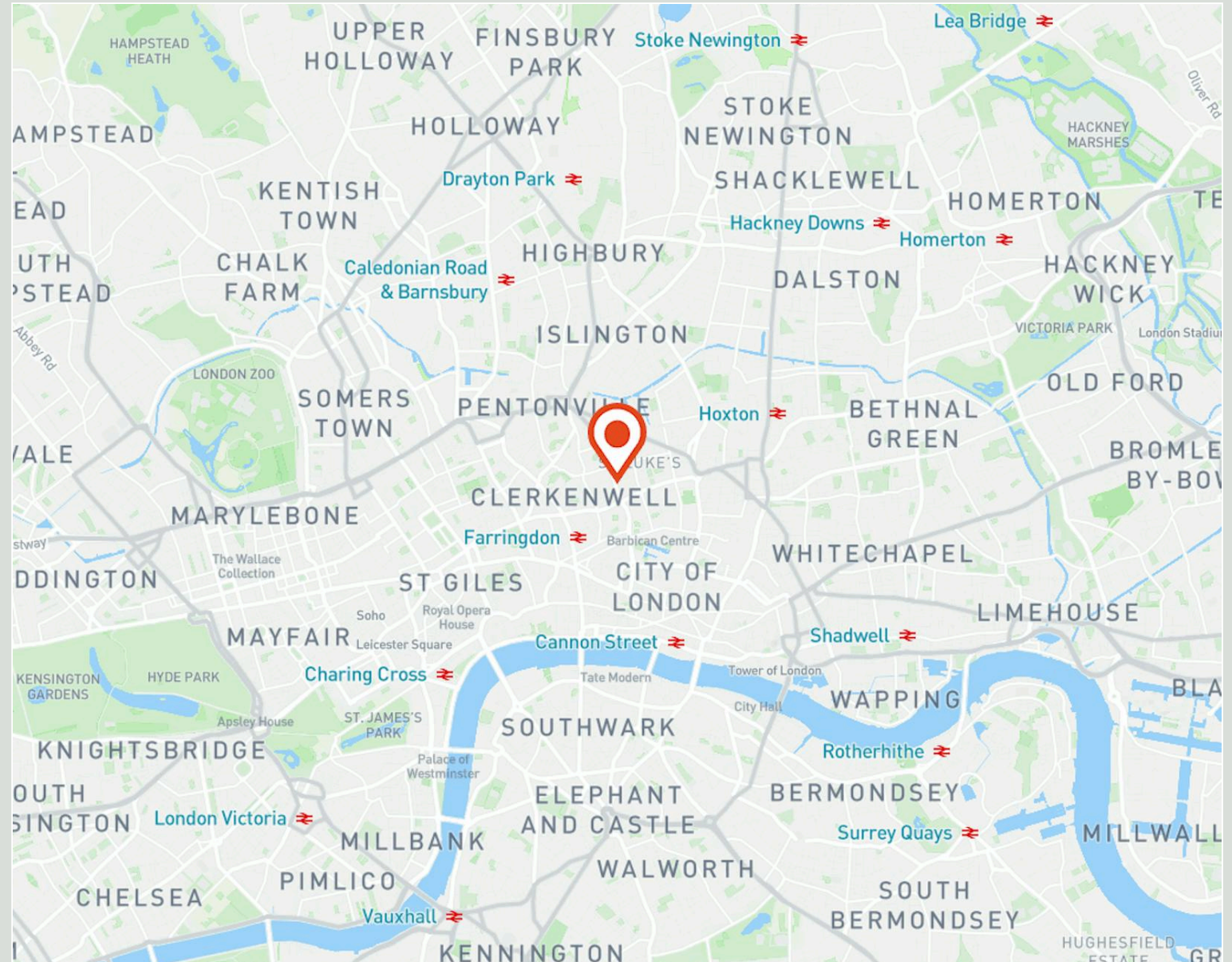
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Location

Ideally nestled between the West End, the City, King's Cross and Old Street, Clerkenwell has for centuries been one of London's most vital and creative neighbourhoods. It has been the place for coffee shop intrigue and manufacturing innovation, craftsmanship and carousing, radical ideas and groundbreaking architecture. And still is.

It is home to Clerkenwell Green and Charterhouse Square, to the Barbican, St. John's restaurant, Compton Restaurant, and Whitecross Street Market. It is a hub for tech and media companies, creative studios, architectural practices and design stores.

It is now being transformed as new towers rise along City Road, the influence of Silicon Roundabout spreads and the redevelopment of



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Cafe Lounge 1.jpg

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9 — 14

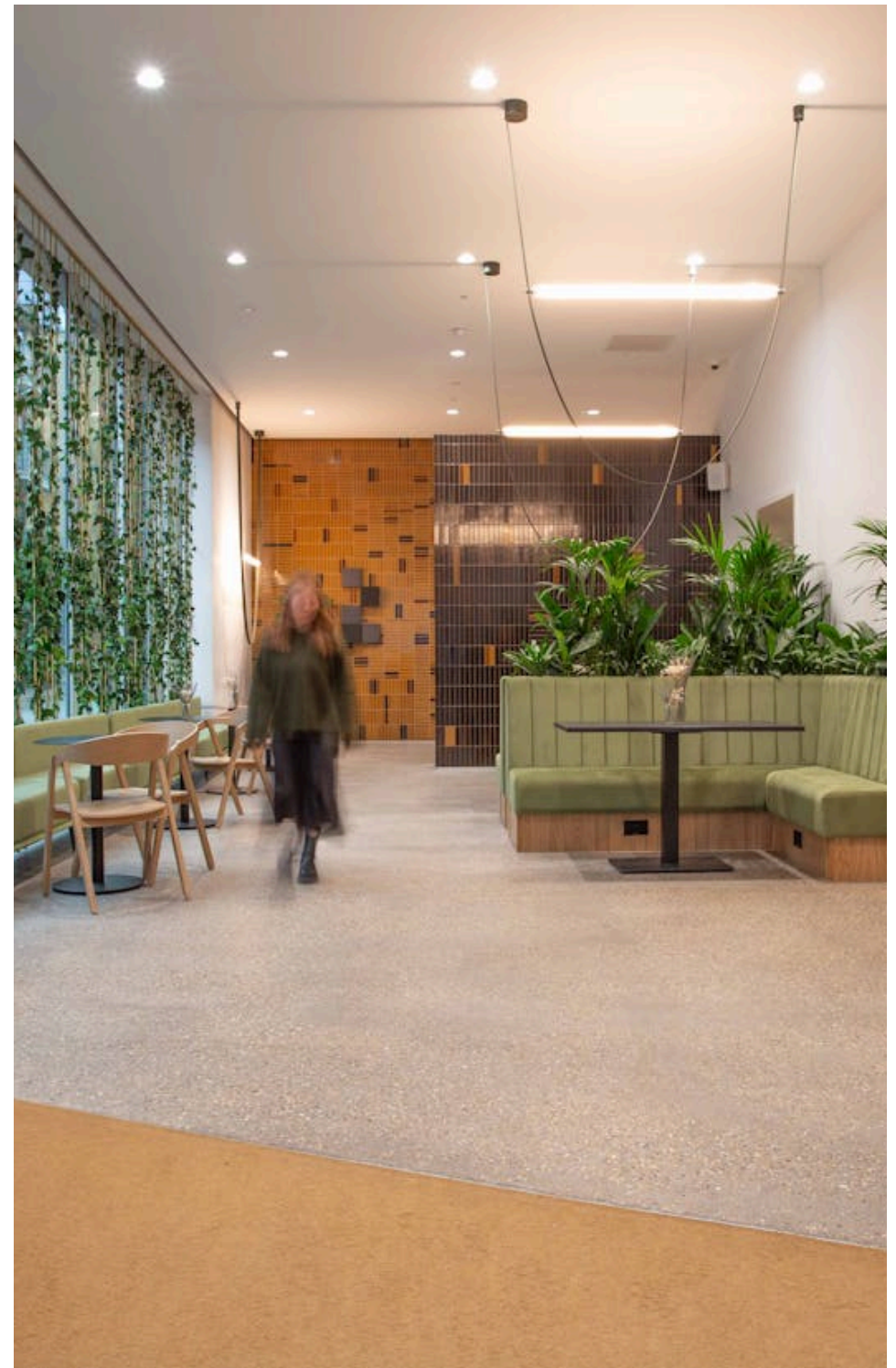
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Amenities

- Striking lobby design by Formafatansma
- Tenant Lounge with roof terrace
- Characterful and voluminous workspace
- Additions built in sophisticated and sustainable materials
- Modern design suspended LED lighting throughout
- Exposed VRF heating and cooling
- BREEAM Excellent
- Self contained access
- Branding Opportunities
- Fitted with a Kitchen, 2 x meeting rooms, 1x Boardroom and Partially furnished

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Cafe Lounge 3.jpg



Exterior.jpg

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
Ground - Showroom	9,136	£55	£18	£9.55	£82.55	£62,848.07	£754,176.80	Available
Total	9,136	£55	£18	£9.55	£82.55	£62,848.07	£754,176.80	

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Tenure

New Lease

Availability

Available Immediately

Legal Costs

Each party to bear their own costs

VAT

Applicable. Elected and applicable on outgoings.

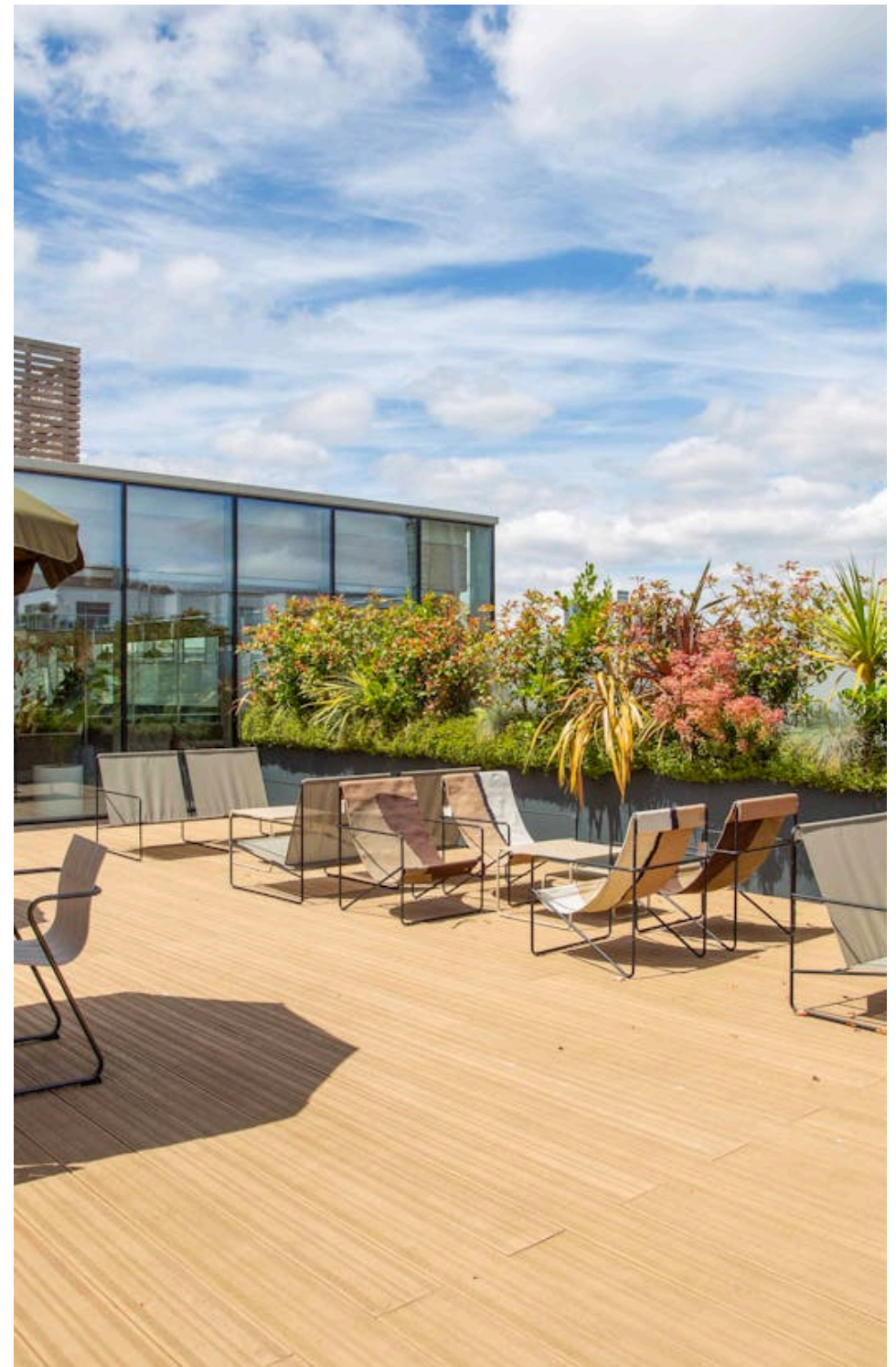
Compton Concierge

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Contact Us

compton.london

020 7101 2020

enquiries@compton.london

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



Jaimie Ferreira

jf@compton.london

020 7101 2020 | 07521 068 635



Sonia Oberoi

so@compton.london

020 7101 2020 | 07483 882 598



Michael Raibin

mr@compton.london

0207 101 2020 | 07880 795 679