

CLERKENWELL EC1

4,145 – 21,058 Sq Ft

Refurbished Offices To Let

THREE-
SEVEN
HERBAL
HILL

TURNKEY CONTEMPORARY SPACE

- 1 Building Exterior
- 2 New Proposed Reception CGI



1



2

Herbal Hill is ideally located in the heart of Clerkenwell, surrounded by a host of desirable amenities and convenient transport connections.

The available space provides up to 21,058 sq ft of highly specified refurbished office accommodation arranged over lower ground, ground and four upper floors.

The space has been recently refurbished and benefits from the following specification:



A HIGHER SPECIFICATION



Interior designed
reception area



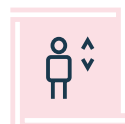
Excellent
natural daylight



Fully accessible
raised flooring



New LED
panel lighting



Two 10 person
passenger lifts



Secure on-premise
data centre and
structured Cat6 cabling



Shower
facilities



Secure cycle
storage



Commissionaire



Newly fitted
kitchens on
each floor



Four pipe
fan coil air
conditioning



Fibre connectivity
with 100mbps
dedicated bandwidth

SETTING THE SCENE



1



2

- 1 Caravan, Exmouth Market
- 2 The Eagle, Farringdon Road
- 3 The Modern Pantry, St John's Square
- 4 Leather Lane Market
- 5 Luca, St John Street
- 6 Gymbox, Leather Lane
- 7 New Elizabeth Line entrance (CGI)



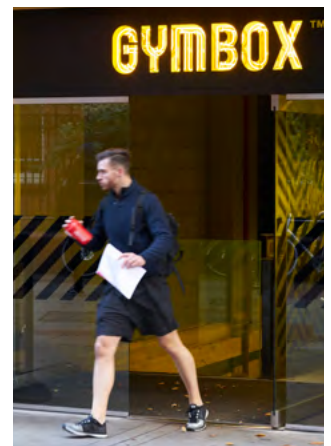
3



4



5



6



LOCAL OCCUPIERS

- 1 Adidas
- 2 Photobox
- 3 Moonpig
- 4 LinkedIn
- 5 Airbnb
- 6 Deloitte Digital
- 7 Publicis Groupe
- 8 Saatchi & Saatchi
- 9 Steelcase
- 10 Unilever Plc
- 11 Vitra
- 12 Zaha Hadid

LOCAL AMENITIES

- 13 The Coach
- 14 Clerkenwell & Social
- 15 Caravan
- 16 Coin Laundry
- 17 Granger & Co
- 18 Hix
- 19 Iberica
- 20 Luca
- 21 Polpo
- 22 Sushi Tetsu
- 23 The Green
- 24 The Modern Pantry
- 25 Benugo
- 26 Look Mum No Hands

Home to some of the brightest stars in the current food and drinks scene – as well as old favourites.

The surrounding area leaves occupants the difficult task of deciding where to go next – whether it's coffee or fine dining, a new pop-up or a rooftop bar.

Transport links around the building are excellent, and the arrival of the Elizabeth Line at Farringdon Station is set to further enhance journey times.

4
MINUTES
WALK

Farringdon



8
MINUTES
WALK

Chancery Lane



11
MINUTES
WALK

Barbican



16
MINUTES
WALK

Old Street



2
MINUTES*

Liverpool St



8
MINUTES*

Paddington



8
MINUTES*

Canary Wharf



31
MINUTES*

Heathrow



LONDON AND BEYOND

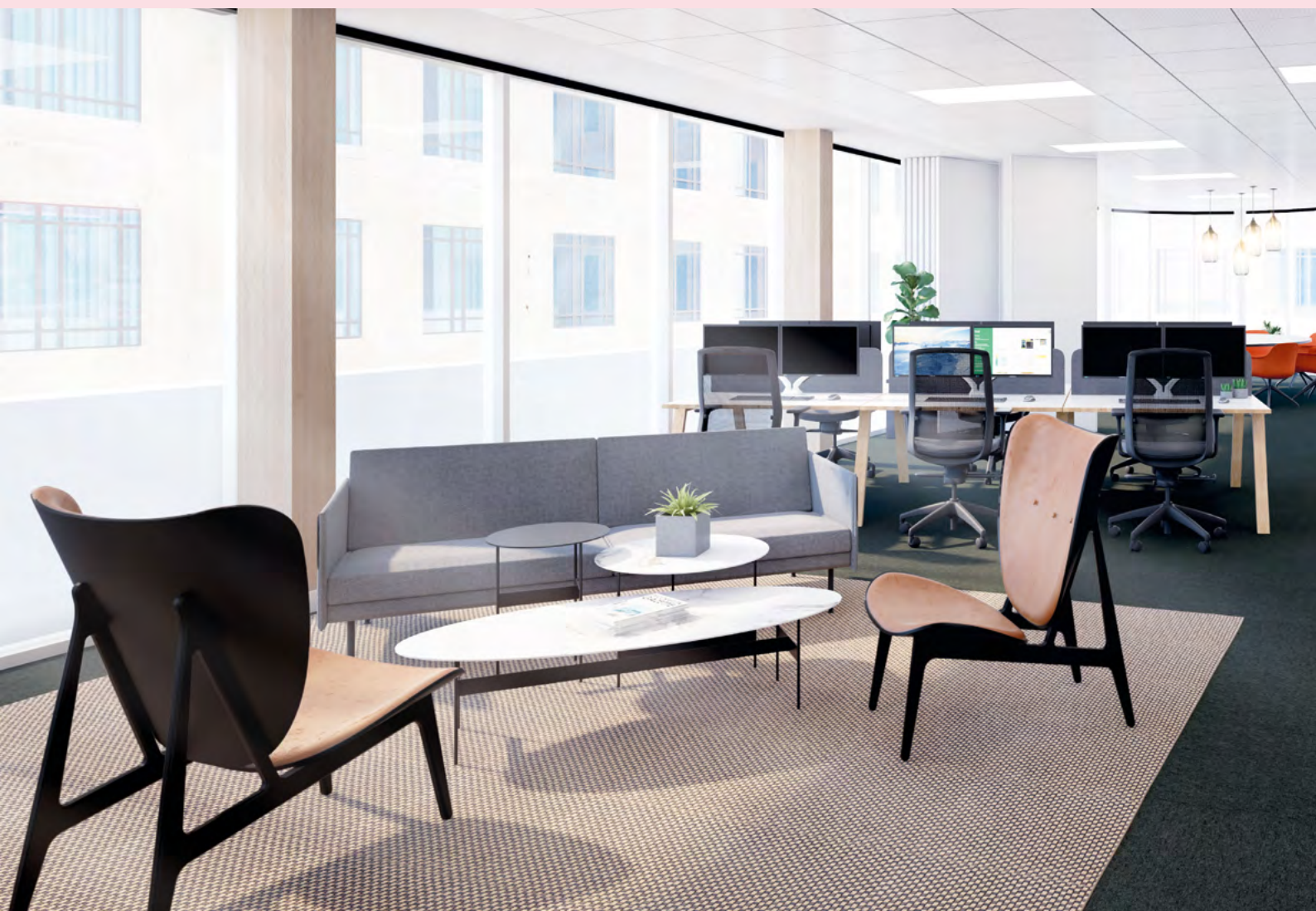
* Journey time from Farringdon Station upon completion of the Elizabeth Line.



FLEXIBLE FLOOR SPACE

The available floors offer light-filled space benefiting from newly fitted kitchens. The net internal areas are as follows:

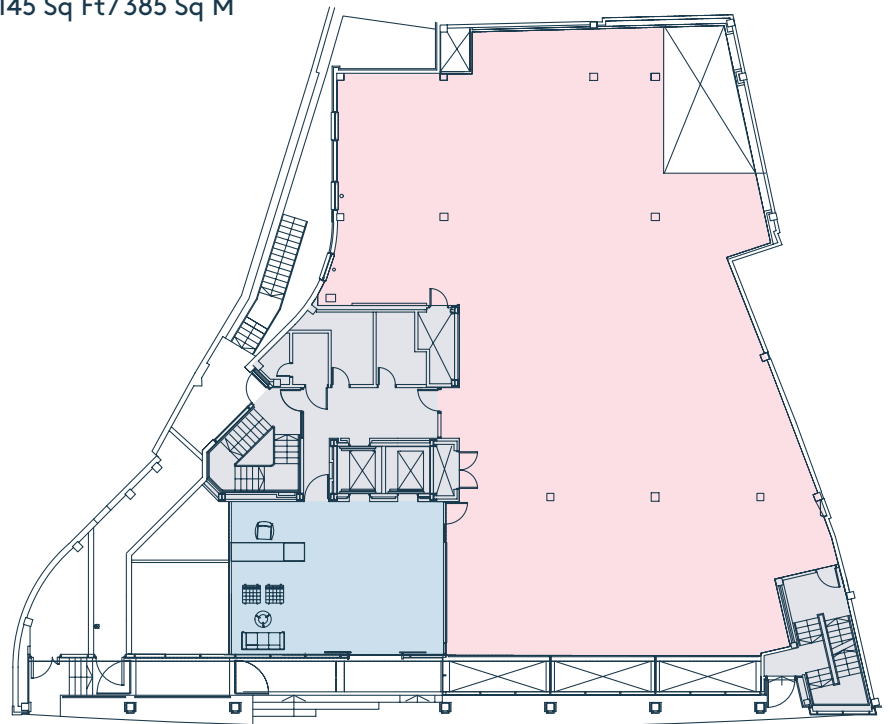
Floor	Sq M	Sq Ft
Fourth	Let	Let
Third	Let	Let
Second	529	5,687
First	490	5,274
Ground	385	4,145
Lower Ground	553	5,952
Total	1,957	21,058





GROUND FLOOR

4,145 Sq Ft / 385 Sq M

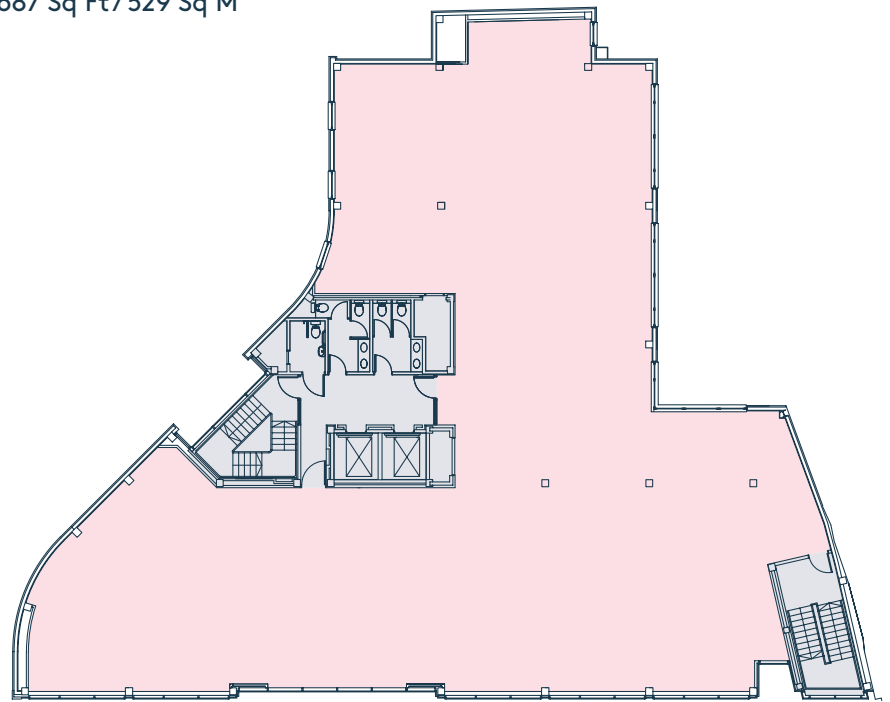


Herbal Hill



TYPICAL UPPER FLOOR

5,687 Sq Ft / 529 Sq M



Herbal Hill

■ Floor
 ■ Reception
 ■ Core

For indicative purposes only. Not to scale.

N



FURTHER INFORMATION

TERMS

Flexible lease terms available from two years.

VIEWING

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