

# 29 CLERKENWELL ROAD

LONDON, EC1M 5RN



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

29 Clerkenwell Road is a greatly sought-after address for anyone in creative design. Our newly-refurbished shared office space there means you can now be a proud resident of Clerkenwell's creative heart on your own terms. It's one of the largest workspaces in the Boutique Collection. Inside, you'll find 17,500sqft of office and coworking space, and all the amenities you could ever need including meeting rooms, break-out areas, well-equipped kitchens, event space, and a roof terrace with a panoramic view. It's a great option for small to medium businesses, remote workers, and solo professionals looking for a new space to call their own or use on a flexible basis. The range of private office spaces on offer includes something for everyone. There are small units suitable for a single team or managed spaces across self-contained floors for established businesses downsizing from a lease and looking to brand their space and make it their own. And the casual member's lounge is the perfect place for remote workers to pop in and get productive for an hour or a full day of coworking. And the entire shared office space is design-led with wellbeing in mind, creating an environment that's inspiring and engaging to work in. 29 Clerkenwell Road is built for businesses and professionals looking for more from their workspace, and it's here to make every working day a little better.

## LOCATION

Clerkenwell Road, lying between Clerkenwell and Farringdon, is a great location for a workspace. It's easily reached from elsewhere in London via nearby Farringdon and Barbican underground stations, providing access to lines including Circle, Hammersmith & City, and Metropolitan. Farringdon Station is also set to become part of the upcoming Crossrail network, making it even easier to reach 29 Clerkenwell Road from further afield. It is also one stop on the overground to Kings Cross St. Pancras International providing easy access for overseas business.

## SPECIFICATION/AMENITIES

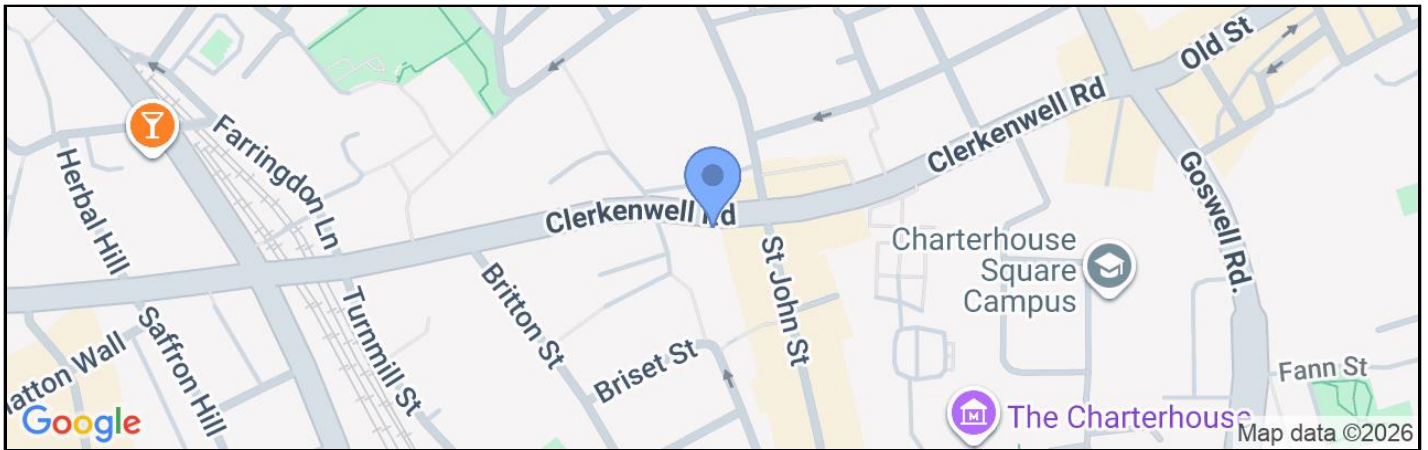
- Hand sanitising stations and daily cleaning
- Business grade fibre-optic broadband
- High ceilings and excellent natural light
- Cyclist-friendly
- Roof Terrace
- Mailing and trading address
- Dog-friendly
- Air filtration and fresh airflow

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### GENERAL ENQUIRIES

0203 440 9800

info@gryphon.uk.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. April 2026