

3-11 EYRE STREET HILL

CLERKENWELL, EC1R 5ET

FOREST

REAL ESTATE

TO LET / FOR SALE

2,348 SQ FT

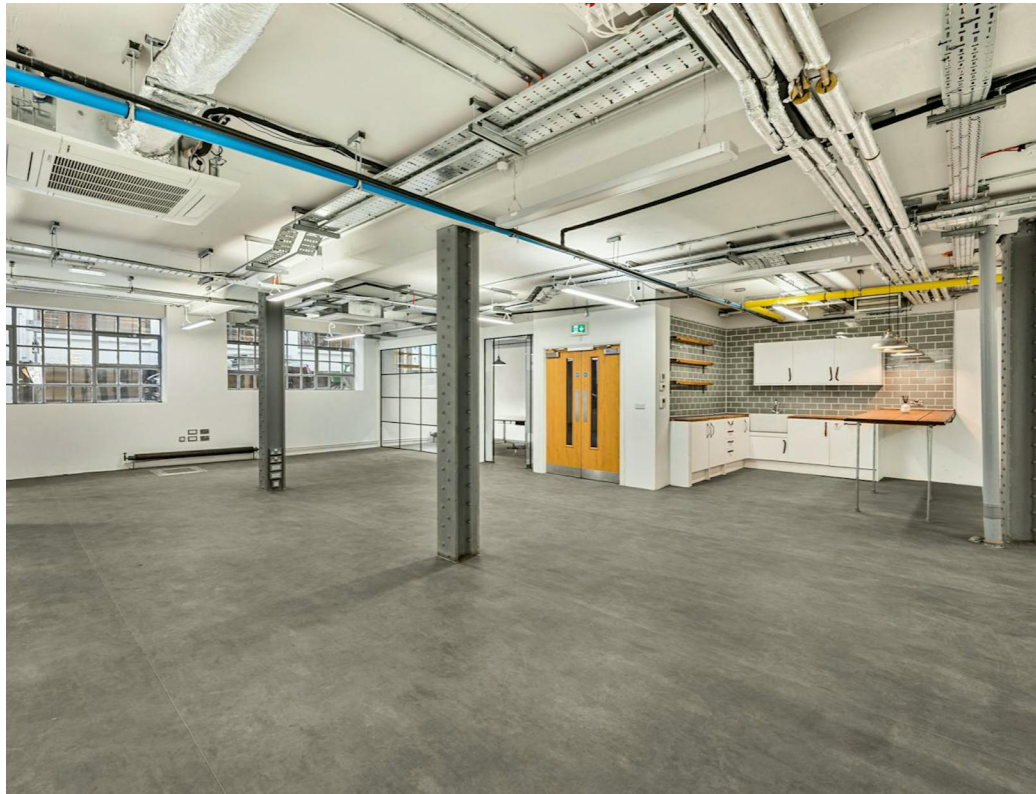
Excellent value self contained loft style office space for rent/sale, within close distance to Farringdon and Chancery Lane stations.

Key Features

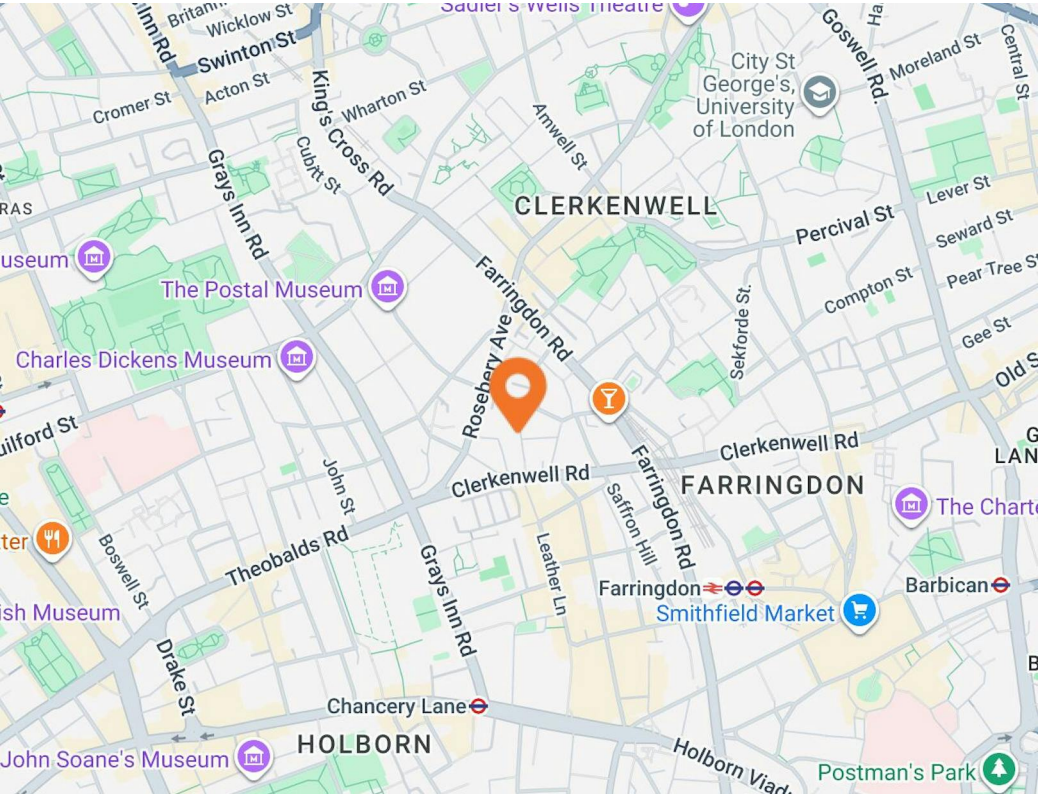
- Character features throughout
- Exposed brickwork and cast iron columns
- Fitted Kitchen
- Crittall Style windows
- Dedicated street entrance
- Private meeting room
- Air-conditioning
- Good natural Light
- Dedicated WC's
- 24/7 Access
- Self Contained
- Good street frontage
- 2.8M Ceiling height
- Industrial style with exposed ceiling

Ground Floor, 3-11 Eyre Street Hill
Clerkenwell, EC1R 5ET









Description

The accommodation is arranged on the ground floor of this attractive former Victorian warehouse style building. The self-contained floor has the benefit of a dedicated street entrance together with good street frontage. The accommodation retains a wealth of character features, including exposed brickwork, original cast iron columns and distinctive Crittall-style windows. The open plan layout offers a versatile working environment, ideally suited for a mix of occupiers including office, showroom and wellness related uses.

Location

The property is situated on the west side of Eyre Street Hill, immediately to the north of its Junction with Clerkenwell Road. Farringdon Station (Overground, Elizabeth, Circle, Hammersmith & City & Metropolitan lines and Chancery Lane Station (Central Line) are located approximately 7 minutes walking distance away. The immediate location offers a diverse mix of retail and leisure amenities, including Leather Lane market, with its street food, retail and cafes only moments away from the property. Exmouth Market is also located nearby.






MEDICAL
WELLBEI
LONDON


BLACKLIST

Availability

Lease	New Lease
Rent	£55,000 per annum
Price	Offers in excess of £990,000
Rates	N/A
Service Charge	£12,000 per annum
VAT	On application
EPC	On application

Contact

Ashley Goodman
020 3370 4470 | 07973 184 329
ashley@forestrealestate.co.uk

Zach Forest
020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

City Fringe Team
55 St John Street, London, EC1M 4AN
020 3370 4470

Industrial Team
Oak House, Reeds Crescent, Watford, WD24 4QP
020 3355 1555

West End Team
Oak House, Reeds Crescent, Watford, WD24 4QP
020 3370 4470

www.forestrealestate.co.uk
info@forestrealestate.co.uk

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/11/2026