

1-2 DOMINGO STREET

CLERKENWELL, EC1Y 0TA

FOREST

REAL ESTATE

TO LET

3,409 TO 6,753 SQ FT

Self-contained former warehouse building arranged over ground/lower ground floors with excellent ceiling height and character features.

Key Features

- Self-contained
- Converted warehouse space
- 3.8 meter ceiling height (ground floor)
- Excellent natural light
- Double Loading Bay
- Open Plan floors
- Exposed brickwork
- 3 Phase power
- Security shutters
- Multiple Entrances

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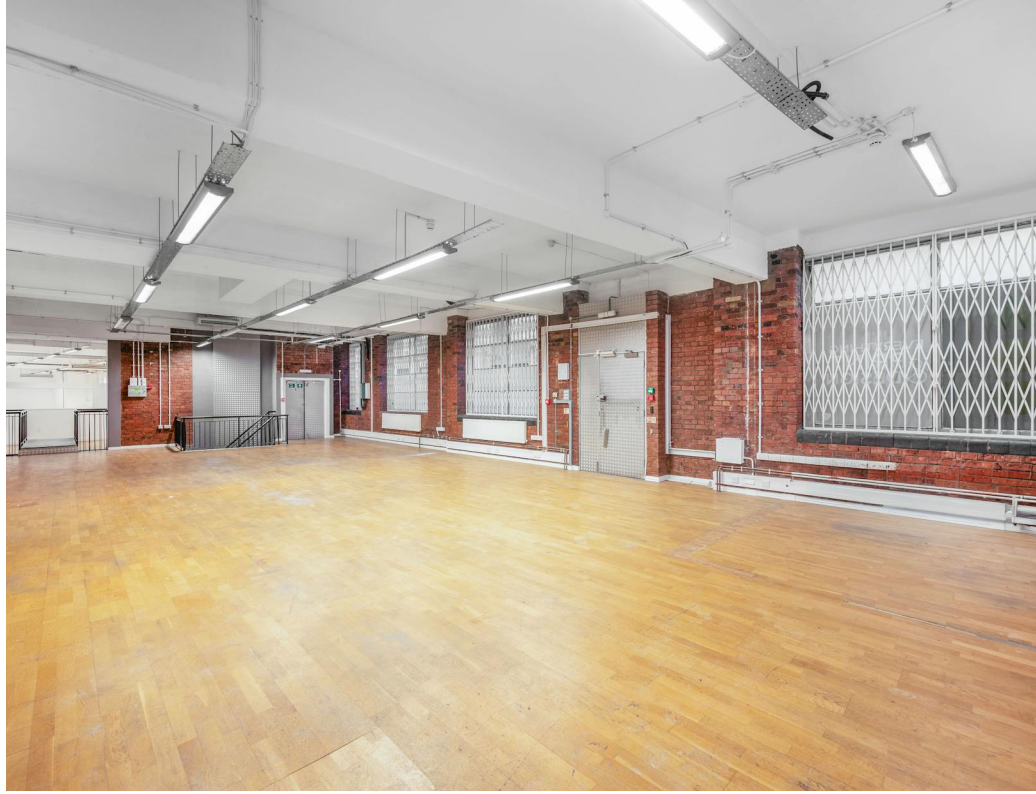
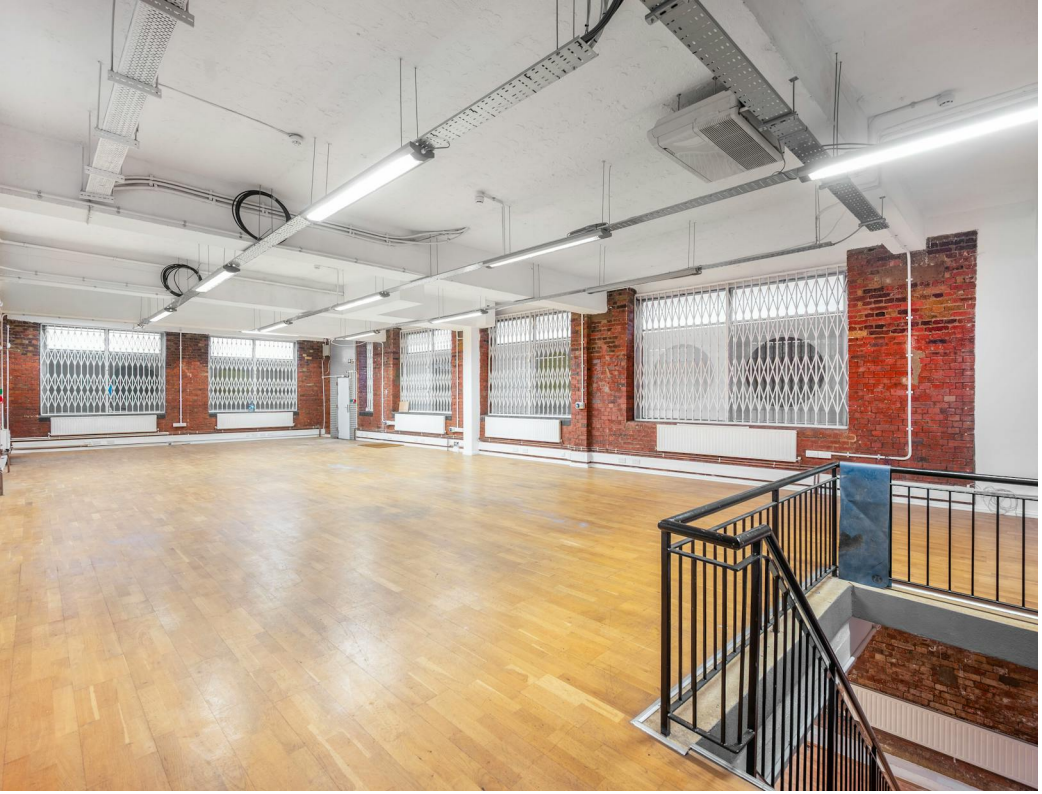
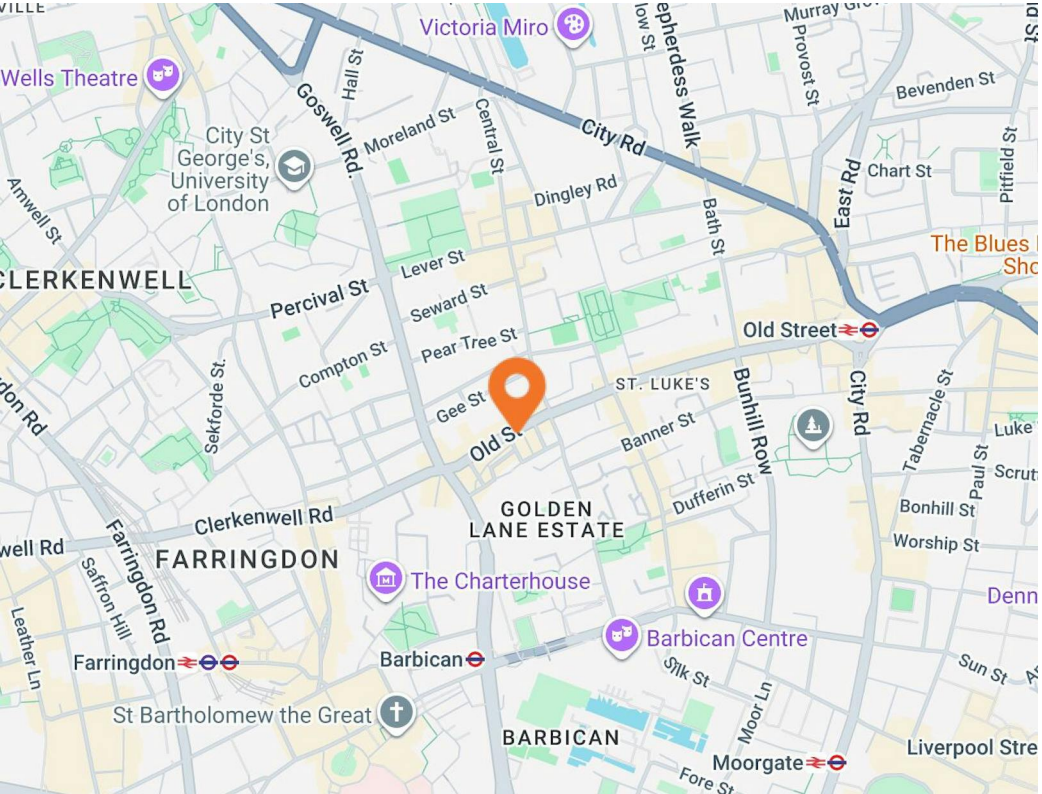








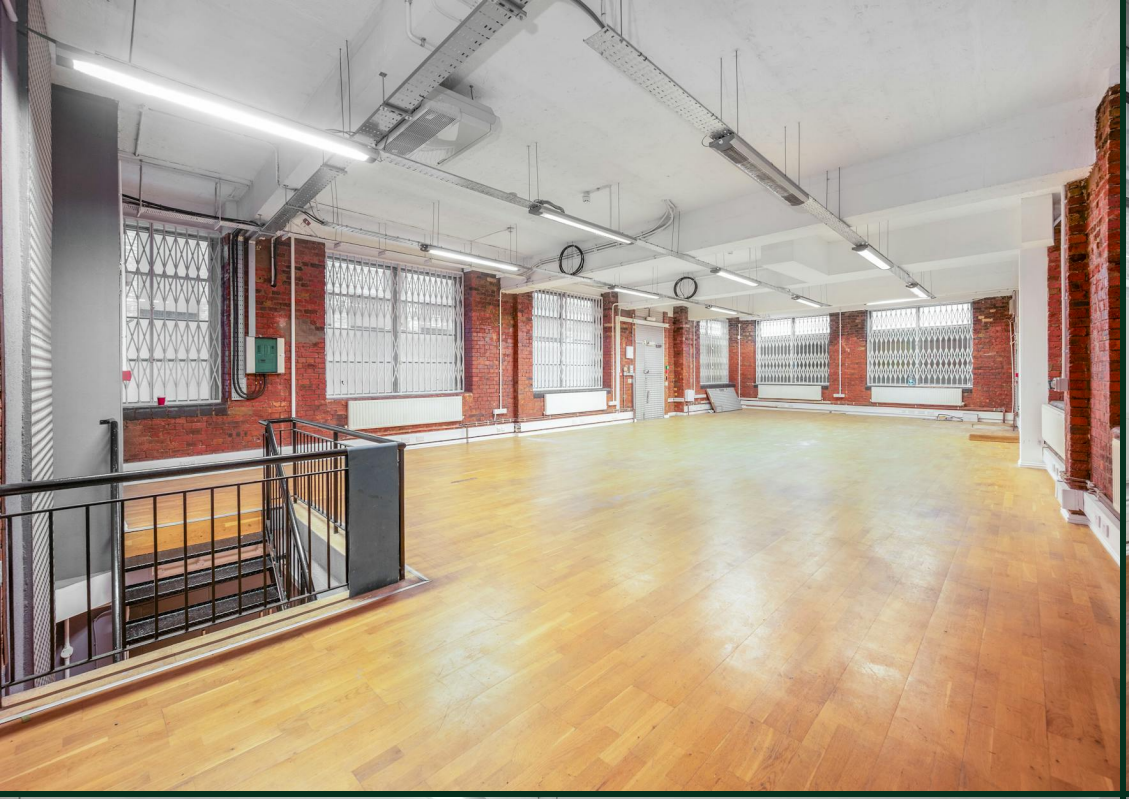
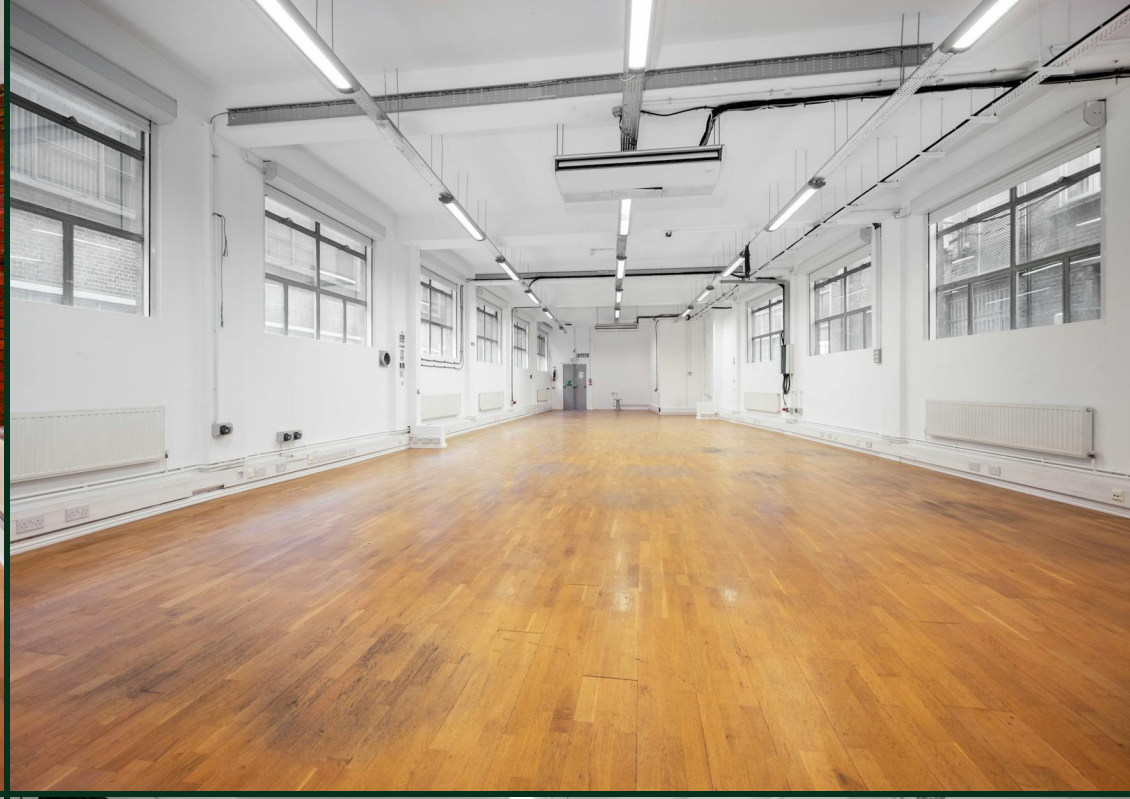
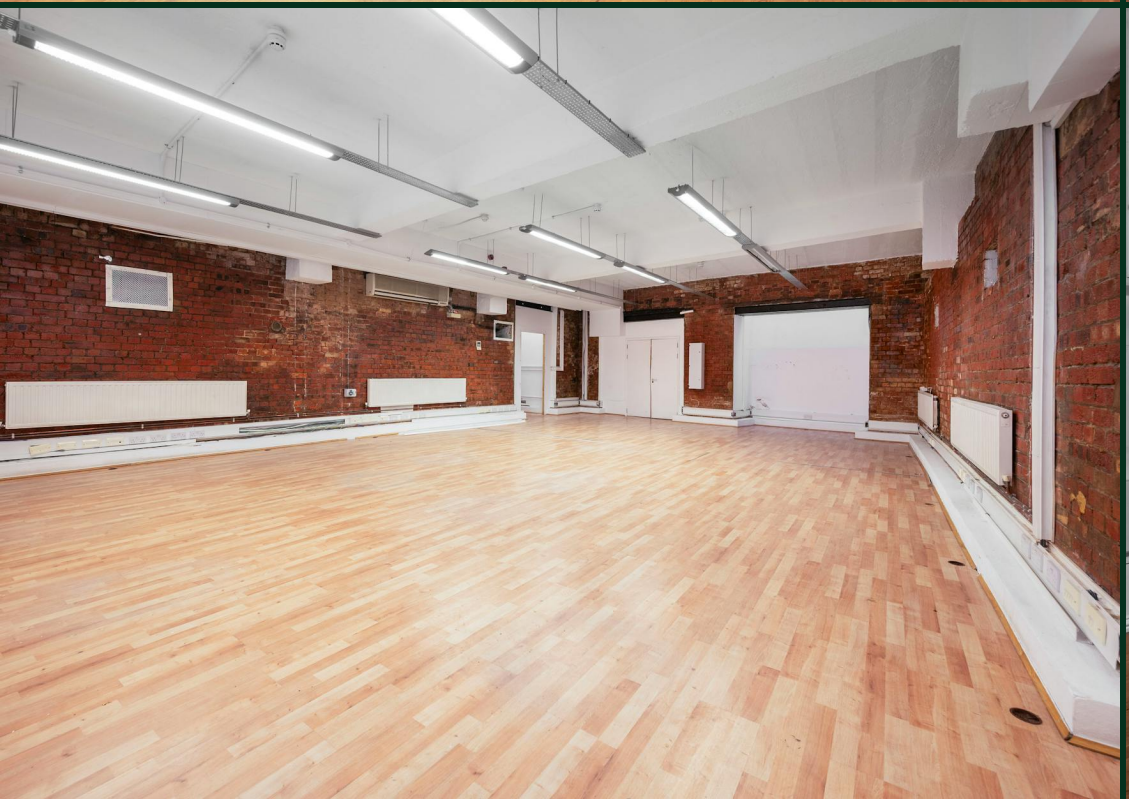
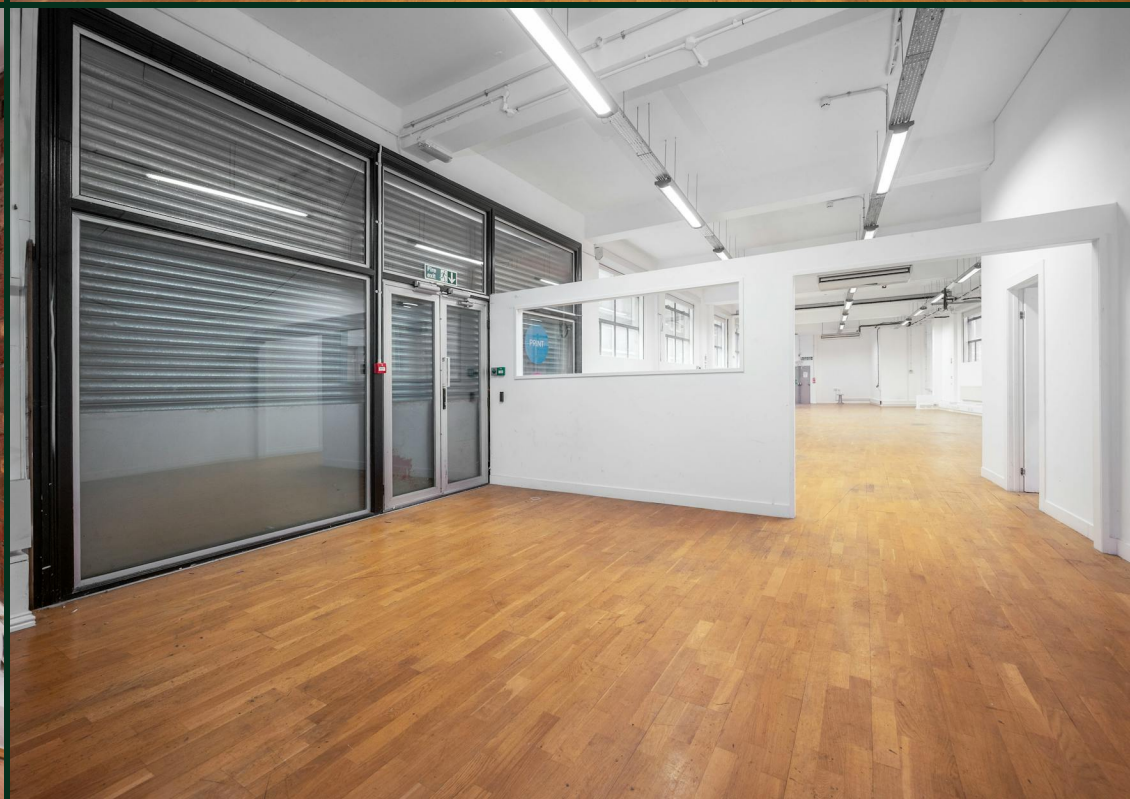
Description

This former warehouse space offers superb open plan floors, featuring excellent floor to ceiling height of 3.8m, exposed brickwork (in-part), three phase power supply, a tea point, feature footbridge at ground floor level and a host of character features throughout. The accommodation has the benefit of being completely self-contained, good branding opportunities, with several entrances and loading facility. The property is suited to a range of occupiers and users, and the floor plates are very adaptable to suit occupiers' requirements.

Location

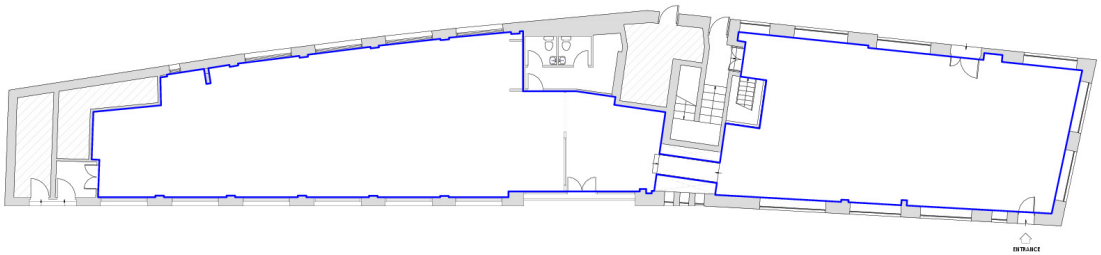
The property occupies a distinctive island site just behind Old Street, positioned near its intersections with Baltic Street East and Memel Street. This strategic location places it at the heart of a vibrant and well-established commercial and social district, characterised by a diverse mix of independent restaurants, popular bars, and artisan coffee shops, all contributing to a lively day-to-evening atmosphere.

The property benefits from excellent transport links. Barbican station (served by the Circle, Hammersmith & City, and Metropolitan lines), Old Street station (Northern line), and Farringdon station (Elizabeth line, Thameslink, and Underground services) are all within a short walking distance.

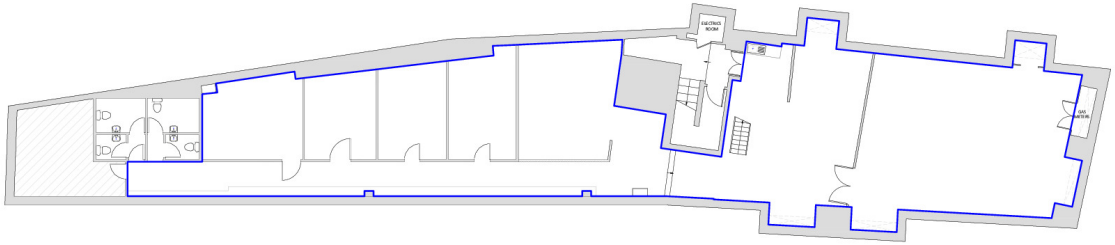
Plans

NIA Plan - 1-2 Domingo Street, London, EC1Y 0TA



GROUND FLOOR

N.I.A
316.71 Msq
3409.03 SQft



BASEMENT

N.I.A
310.70 Msq
3344.34 SQft

TOTAL N.I.A
627.41 Msq
6753.38 SQft

LEASE PLANNERS
WWW.LEASEPLANNERS.CO.UK

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EMAIL: sales@leaseplanners.co.uk

DRAWING TITLE:

1-2 DOMINGO STREET
LONDON
EC1Y 0TA

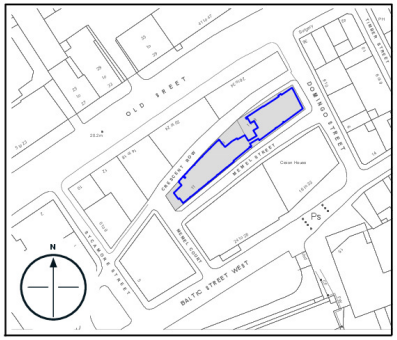
DATE 6h FEBRUARY 2026

Scale: 1:200 at A3

1 2 3 4 5
200 400 600 800 1000

SCALE: For the plan to be to scale, the above scale bar must measure correct when printed (for example 5cm)

BLUE OUTLINED AREAS SHOW THE N.I.A



SITE PLAN SCALE
1:1250

Availability

Lease	New Lease
Rent	£31 per sq ft
Rates	£77,000 per annum Applicants are to make their own enquiries to the London Borough of Islington
Service Charge	£13,495 per annum Exclusive of building insurance
VAT	Not applicable
EPC	D

Contact

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