1 COLDBATH SQUARE

CLERKENWELL, EC1R 5HL

FOREST
REAL ESTATE

TO LET

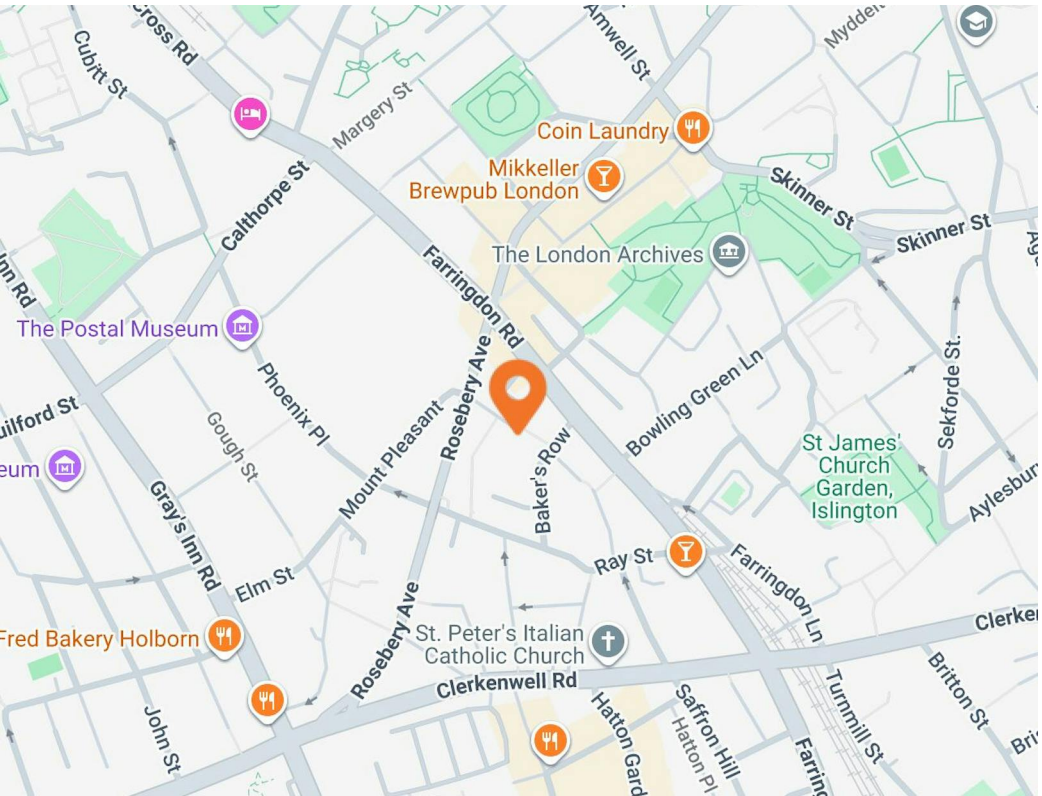
899 TO 1,915 SQ FT

Self Contained Building With One Parking Space

Key Features

- Self Contained Building
- One Parking Space
- Gated Courtyard Setting
- Within a Short Walk of Farringdon Station
- Excellent Natural Light
- Separate Basement Access
- Available as a whole building or on a combined floor basis
- Dual Aspect Windows
- Short walk from Exmouth and Leather Lane Markets
- Several WCs
- Vaulted Ceiling to the Top Floor
- Use of Private Communal Garden

1 Coldbath Square
Clerkenwell, EC1R 5HL



Description

Coldbath Square presents a rare opportunity to lease a beautifully designed, self-contained office building set within a secure and tranquil gated courtyard. This distinctive property combines character, privacy, and functionality—an ideal environment for forward-thinking businesses seeking a stand-out address in the heart of Farringdon.

Arranged over four open-plan floors, lower ground, ground, first, and second. The building offers flexible, light-filled workspace suited to a variety of uses. With its contemporary finishes and adaptable layout, it is particularly well-suited to occupiers in the tech, media, and creative industries.

In addition to the high-quality interior, the property benefits from one secure basement parking space.

The building is available to let as a whole or as combined floors.

Location

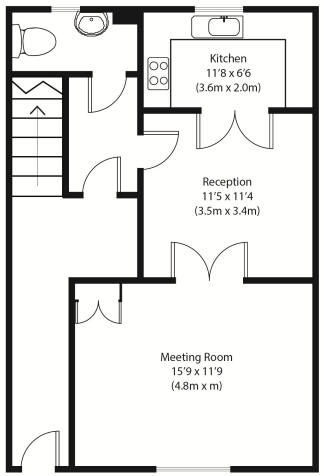
1 Coldbath Square is discreetly nestled within a peaceful private courtyard, offering a rare sense of calm and privacy in the bustling heart of Farringdon. Positioned just off the well-connected Farringdon Road, this office building enjoys excellent accessibility while maintaining a quiet, professional atmosphere—ideal for modern businesses.

The surrounding area is a dynamic hub of creativity and innovation, home to a vibrant mix of tech firms, media companies, and design studios. Tenants benefit from being just a short walk from an exceptional array of popular restaurants, artisan cafés, and stylish bars—perfect for client meetings, after-work socialising, or grabbing a quality coffee on the go.

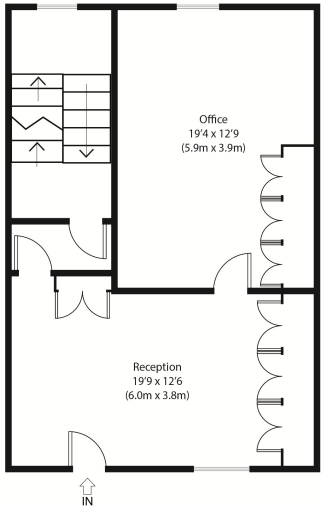
With Farringdon Station just minutes away, providing access to the Elizabeth Line, Thameslink, and London Underground, 1 Coldbath Square is perfectly positioned for both local and international connectivity.

Plans

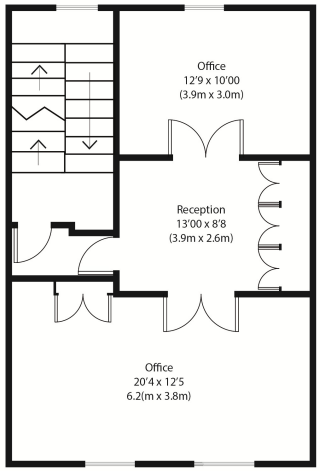
Floor Plans



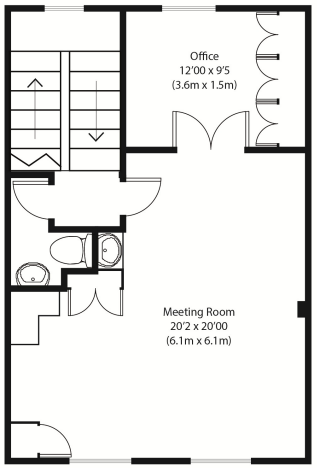
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
2480 sq ft (230 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, indepentent investigation of the property in respect of monetary valuation.
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Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - Ground & Lower Ground	899	83.52	£22,475 /annum	Available
Unit - 1st & 2nd Floors	1,016	94.39	£25,400 /annum	Available
Unit - Whole Building	1,915	177.91	£47,875 /annum	Available

Lease	New Lease
Rent	£25 per sq ft
Rates	£30,525 per annum
Service Charge	£4,000 per annum
VAT	Applicable
EPC	E (114)

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