

1-2 DOMINGO STREET

CLERKENWELL, EC1Y 0TA

FOREST

REAL ESTATE

TO LET

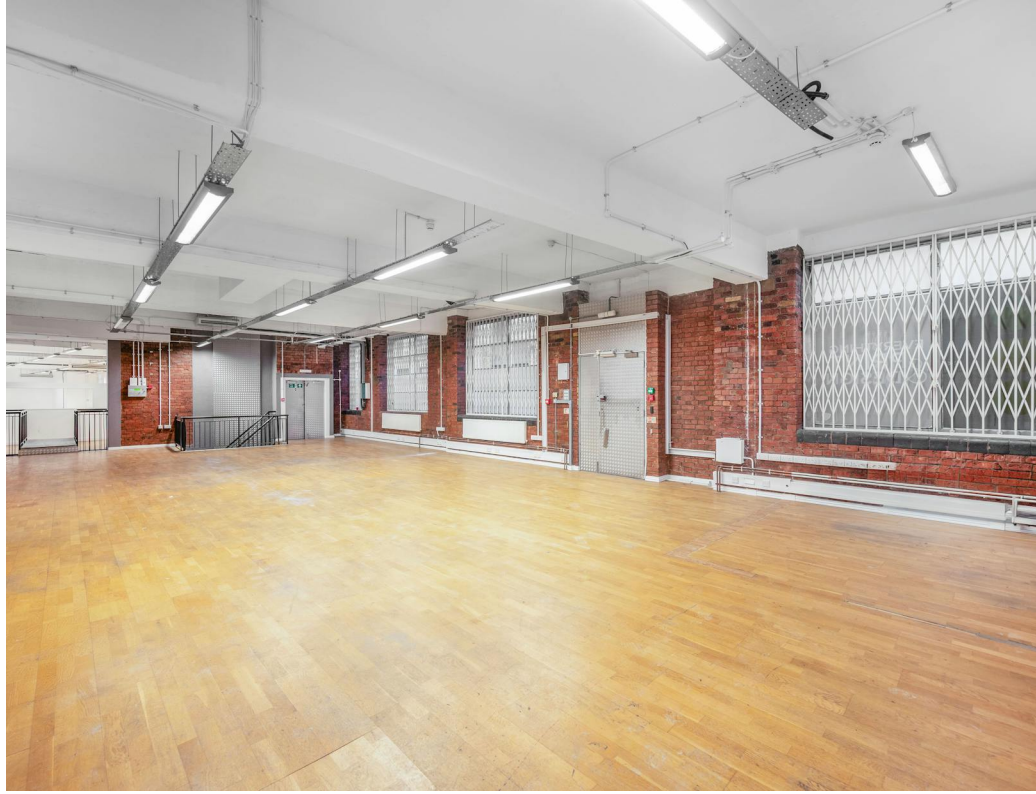
3,409 TO 6,753 SQ FT

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

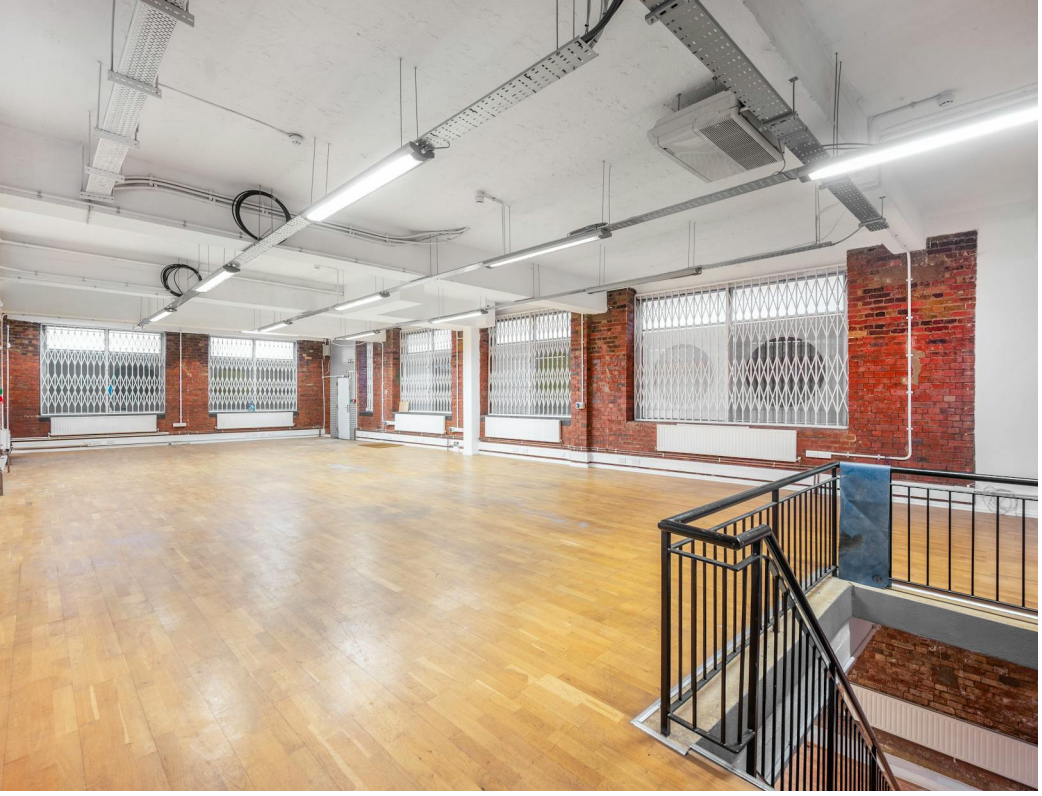
Key Features

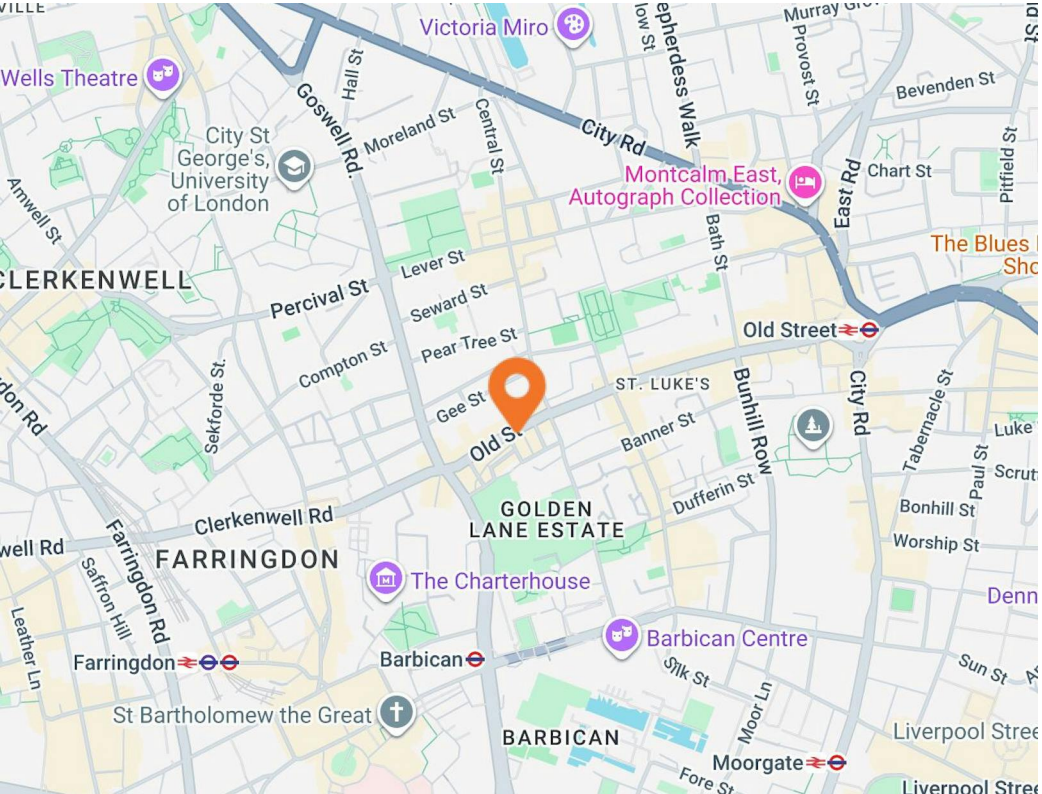
- Self-contained
- Converted warehouse space
- 3.8 meter ceiling height (ground floor)
- Excellent natural light
- Double Loading Bay
- Open Plan floors
- Exposed brickwork
- 3 Phase power
- Security shutters
- Multiple Entrances

1-2 Domingo Street
Clerkenwell, EC1Y 0TA









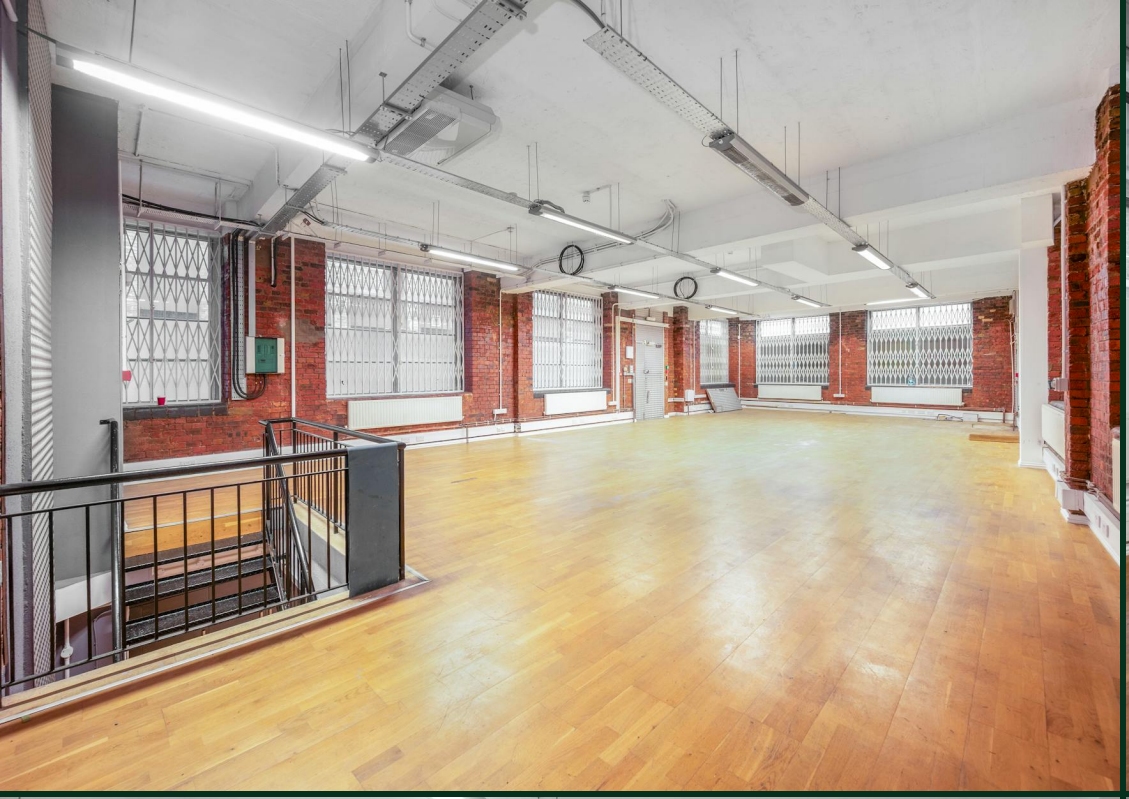
Description

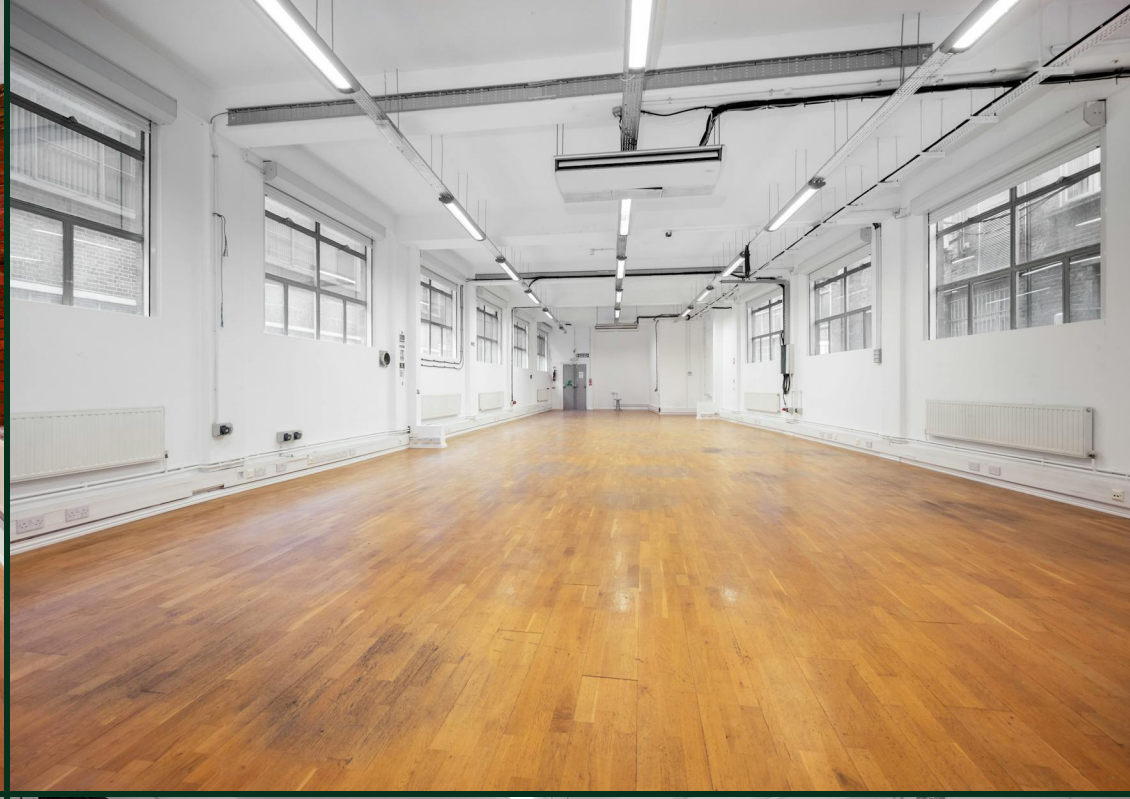
This former warehouse space offers superb open plan floors, featuring excellent floor to ceiling height of 3.8m, exposed brickwork (in-part), three phase power supply, a tea point, feature footbridge at ground floor level and a host of character features throughout. The accommodation has the benefit 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.

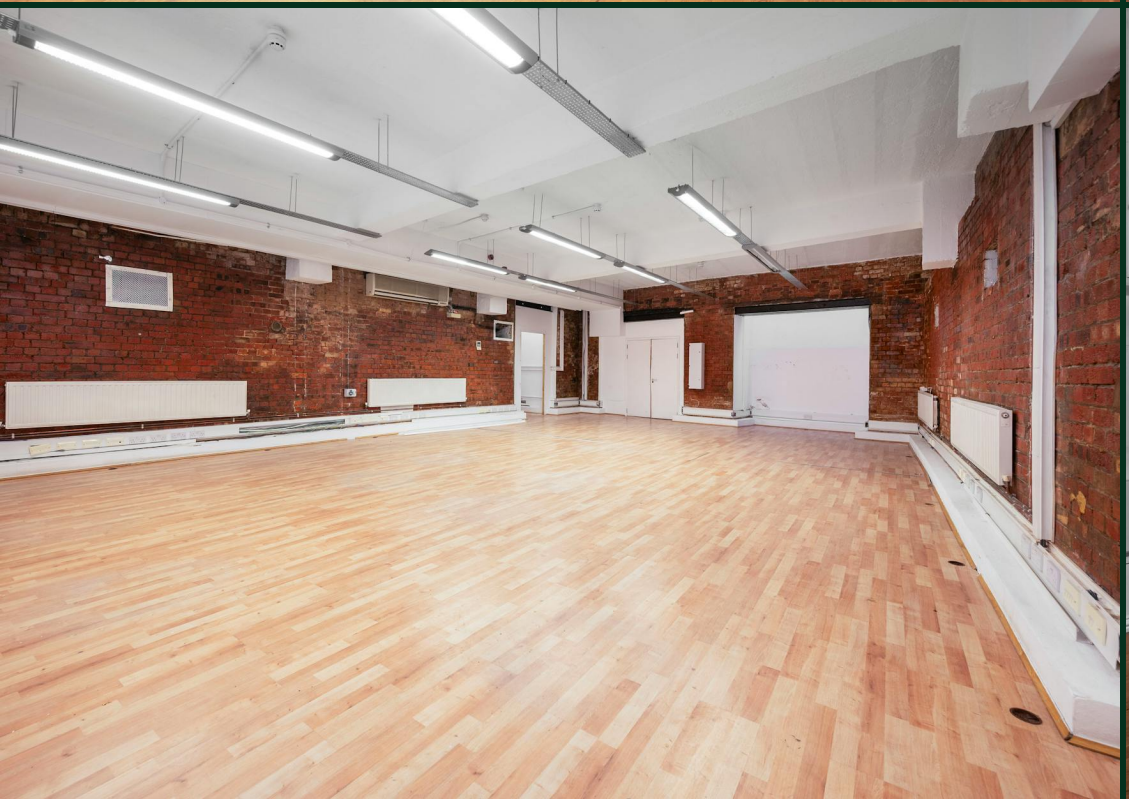
Location

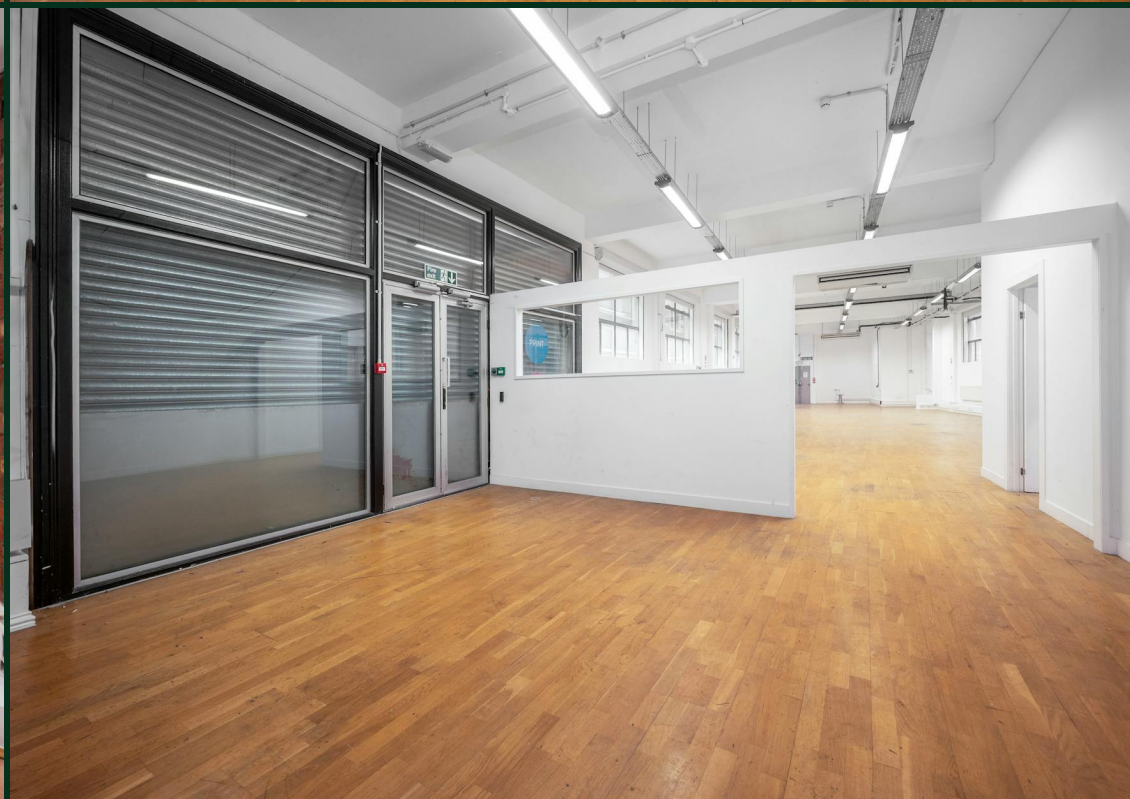
The property occupies a distinctive island site just behind Old Street, positioned near its intersections with Baltic Street East and Memel Street. This strategic location places it at the heart of a vibrant and well-established commercial and social district, characterised by a diverse mix of independent 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.



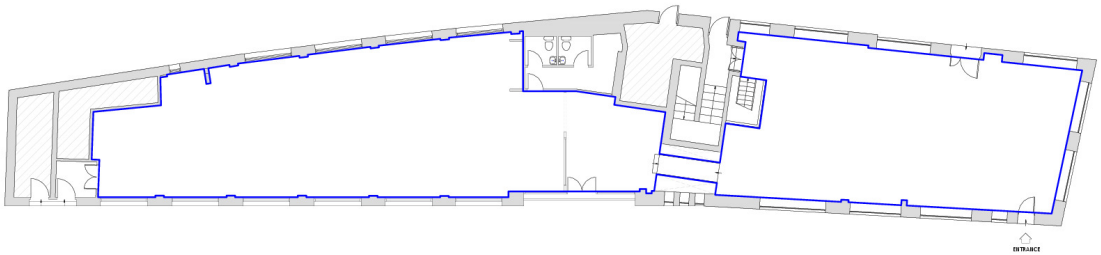






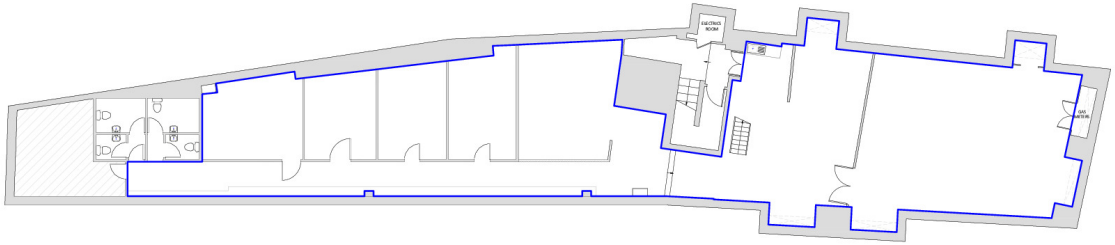
Plans

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

OFFICE: 0203 637 0150
EMAIL: sales@leaseplanners.co.uk

DRAWING TITLE:

1-2 DOMINGO STREET
LONDON
EC1Y 0TA

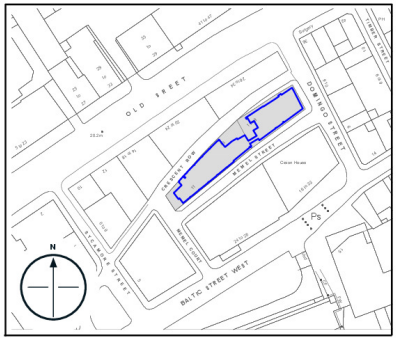
DATE 6h FEBRUARY 2026

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

Casey Okin
020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

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

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

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

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 12/06/2026