



1,862 – 6,200 SQ FT OFFICE SPACE TO LET

CAT A OR
FULLY FITTED
SELF-CONTAINED
FLOORS



No.4 GARRETT STREET



FOR BUSINESSES WHO WANT MORE CHOICE

Situated in Clerkenwell , No. 4 Garrett Street comprises 10,700 sq ft of space with self-contained office floors.

Recently and comprehensively refurbished, the building offers both CAT A floors and fully fitted spaces, which can be delivered bespoke to an occupier's requirements – with 6,200 sq ft currently available across the first to third floors.

AVAILABLE
ON TRADITIONAL
OR
MANAGED
LEASES



CLERKENWELL



SPECIFICATION

- BUILDING CONCIERGE
- STYLISH RECEPTION WITH INFORMAL MEETING SPACES
- COMMUNAL MEETING ROOMS
- FULLY FITTED & FURNISHED FLOORS AVAILABLE
- FULLY FITTED KITCHENETTE TO EACH FLOOR
- BESPOKE CUSTOMISATION OPTIONS
- CONNECTIVITY UP TO 10GB
- BICYCLE STORAGE & SHOWER FACILITIES
- FULLY DDA COMPLIANT



2ND FLOOR BREAKOUT SPACE

CONSIDERED DESIGN

The building features a range of amenities including; concierge, communal meeting rooms and end of journey facilities.

The floors provide flexible workspaces, and are flooded with natural light creating an inspiring work environment.

No.4 GARRETT STREET

GROUND FLOOR COMMUNAL BREAKOUT SPACE



COMMUNAL MEETING ROOMS



CLERKENWELL

THE FULLY FITTED
2ND FLOOR





AGILE WORKSPACE
MEETING ROOMS
AND BREAKOUT
AREA IN SITU



2ND FLOOR BREAKOUT AREA



2ND FLOOR MEETING ROOM



FLEXIBLE SPACES

FLOOR	CONDITION	SQ FT	SQ M
Third	CAT A/B	1,862	173
Second	FULLY FITTED	2,174	202
First	CAT A/B	2,164	201
TOTAL		6,200	576

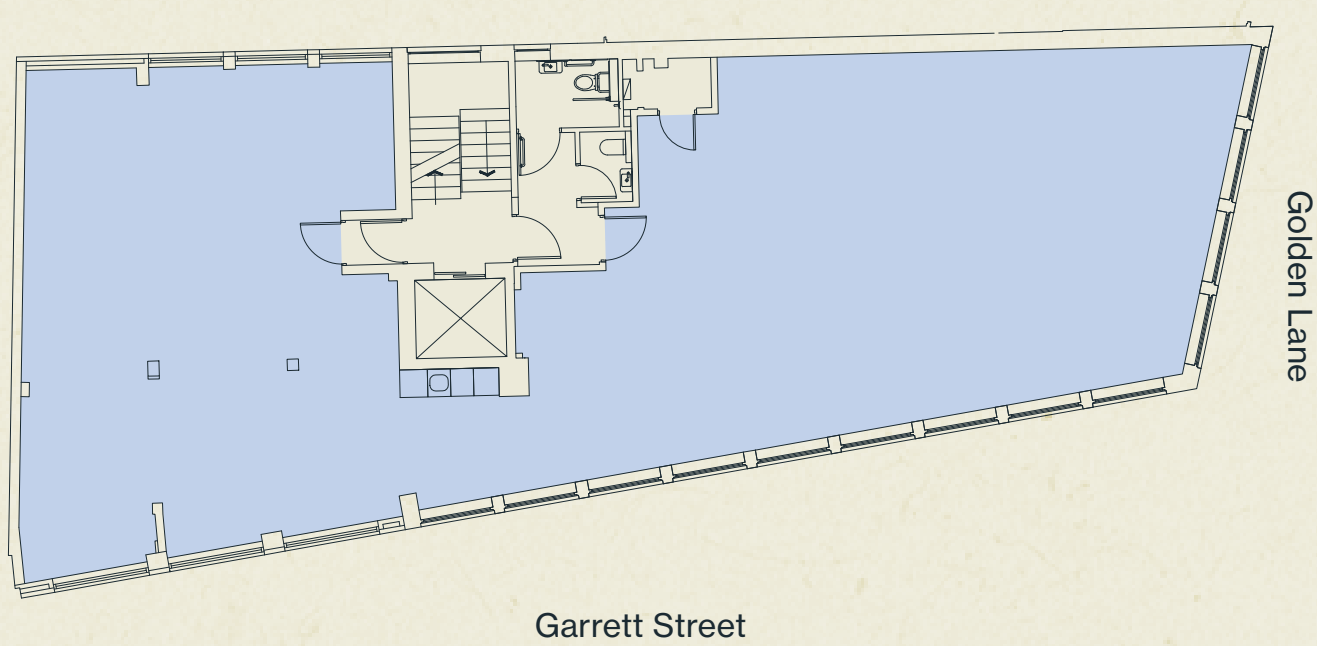
- Office
- Core



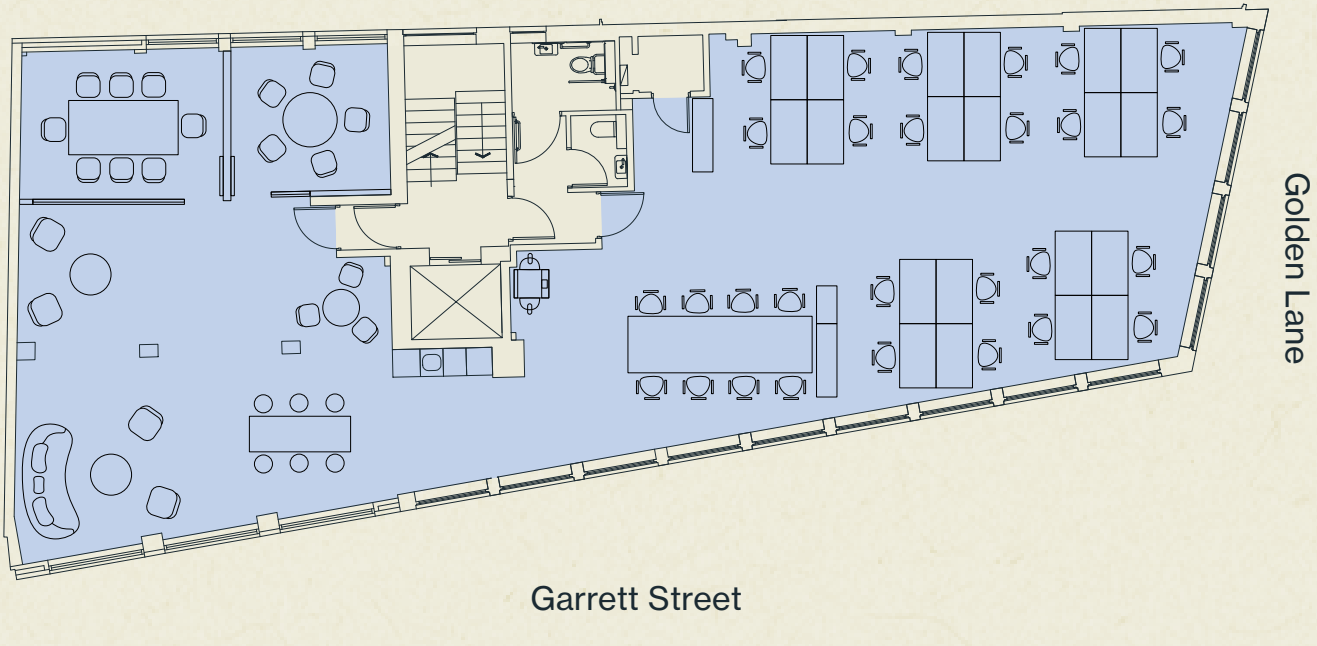
Plans not to scale.
For indicative purposes only.



FIRST FLOOR – 2,164 SQ FT / 201 SQ M

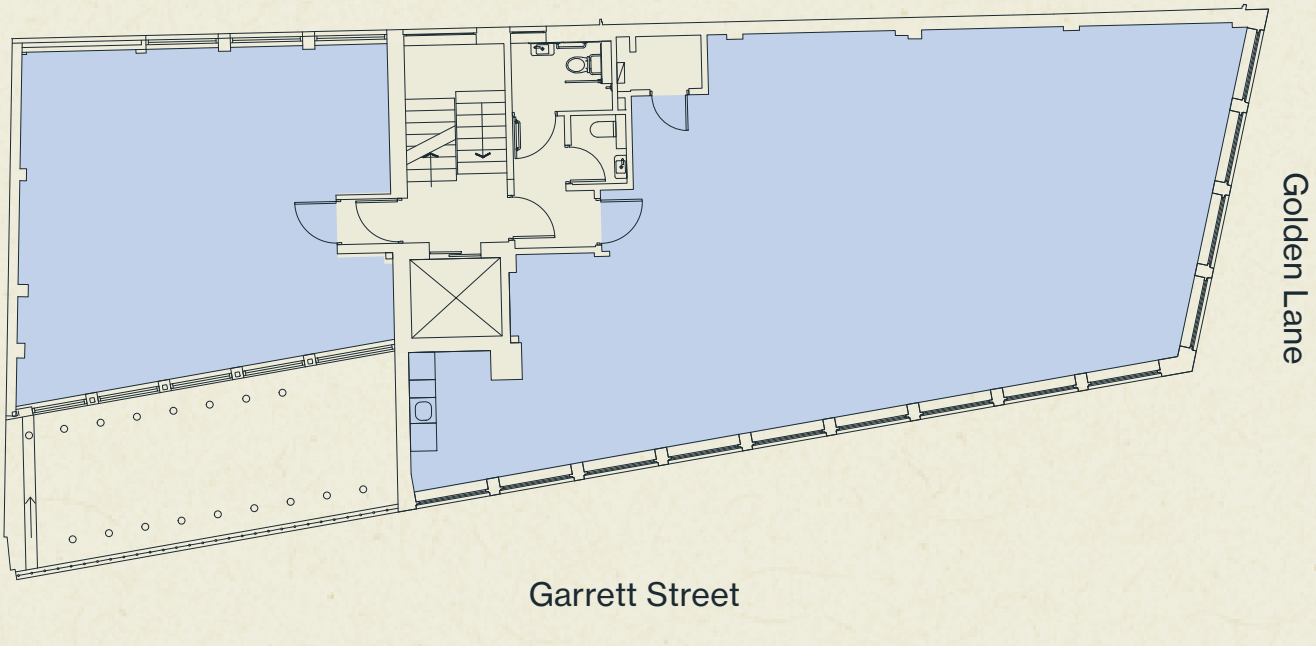


SECOND FLOOR – 2,174 SQ FT - 202 SQ M



Open plan workstations	20	Breakout area	01
Agile working	10	Informal meeting	01
8 person meeting room	01	Waiting area	01
5 person meeting room	01	Total occupancy	30
Kitchenette	01		

THIRD FLOOR – 1,862 SQ FT - 173 SQ M





WHITECROSS STREET



ZETTER TOWNHOUSE



BRUTTO

CLERKENWELL
OLD STREET
FARRINGDON
SHOREDITCH
BARBICAN



THE PERFECT POSITION

No.4 GARRETT STREET

DRAFT HOUSE, THE BOWER



CLERKENWELL



The building's position means occupiers have access to the rich and diverse amenities of Barbican, Clerkenwell and Old Street.

Whitecross Street market is on the doorstep, with its wide choice of street food favourites. Shoreditch, Farringdon and Broadgate Circle are within easy walking distance providing celebrated cafés, restaurants, bars and cultural offerings.

THE RIGHT CONNECTIONS

No. 4 Garrett Street is perfectly positioned just a short walk away from Old Street and Barbican stations, providing excellent transport connections.

Farringdon station is also nearby providing access to Underground and Thameslink services, as well as the Elizabeth Line – providing reduced travel times across the City – with high frequency and high capacity trains.



No.4 GARRETT STREET



AMENITIES

- | | | |
|-------------------------|----------------------------|---------------------------------|
| 01 Trade | 12 Nobu Hotel Shoreditch | 23 Fare |
| 02 Ozone Coffee | 13 BrewDog | 24 Honest Burger |
| 03 The Whitecross Tap | 14 Vinoteca | 25 CERU Farringdon |
| 04 Breddos Tacos | 15 Whitecross Market | 26 The Coffee Tree |
| 05 Serata Hall | 16 Luca | 27 Tayēr + Elementary |
| 06 Flight Club | 17 Camino | 28 FWD Coffee |
| 07 Gymbox | 18 The Green | 29 The Jugged Hare |
| 08 Clerkenwell & Social | 19 The Clerkenwell Kitchen | 30 Chiswell Street Dining Rooms |
| 09 The Zetter Townhouse | 20 Sessions Arts Club | |
| 10 Brutto | 21 St John | |
| 11 The Slaughtered Lamb | 22 Daffodil Mulligan | |



KEY STATION WALK TIMES

STATION	SERVICES	WALK (MINS)
Old Street	  	6
Barbican	  	6
Farringdon	    	9
Liverpool Street	     	10

ELIZABETH LINE (FROM FARRINGDON)

STATION	TRAVEL TIME IN MINS
Liverpool Street	     2
Bond Street	   5
Canary Wharf	    9
Paddington	      10



CLERKENWELL

C O N T A C T



VIEWINGS

Through the joint sole letting agents.

TERMS

Upon application.



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