



1 Benjamin Street,
Clerkenwell, EC1M 5QL

*Fully Fitted Floor moments from
Farringdon Station*

- » Plug & Play office
- » 2nd Floor
- » 5,963 sq ft
- » Private terrace

Contact Devono

Viewings strictly by appointment with the sole letting agents, Devono.

DAVID BARRINGTON
M: 07967 345830
E: db@devono.com

CHARLIE CHELL
M:
E: cc@devono.com



DEVONO



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Clerkenwell, EC1M 5QL

Description

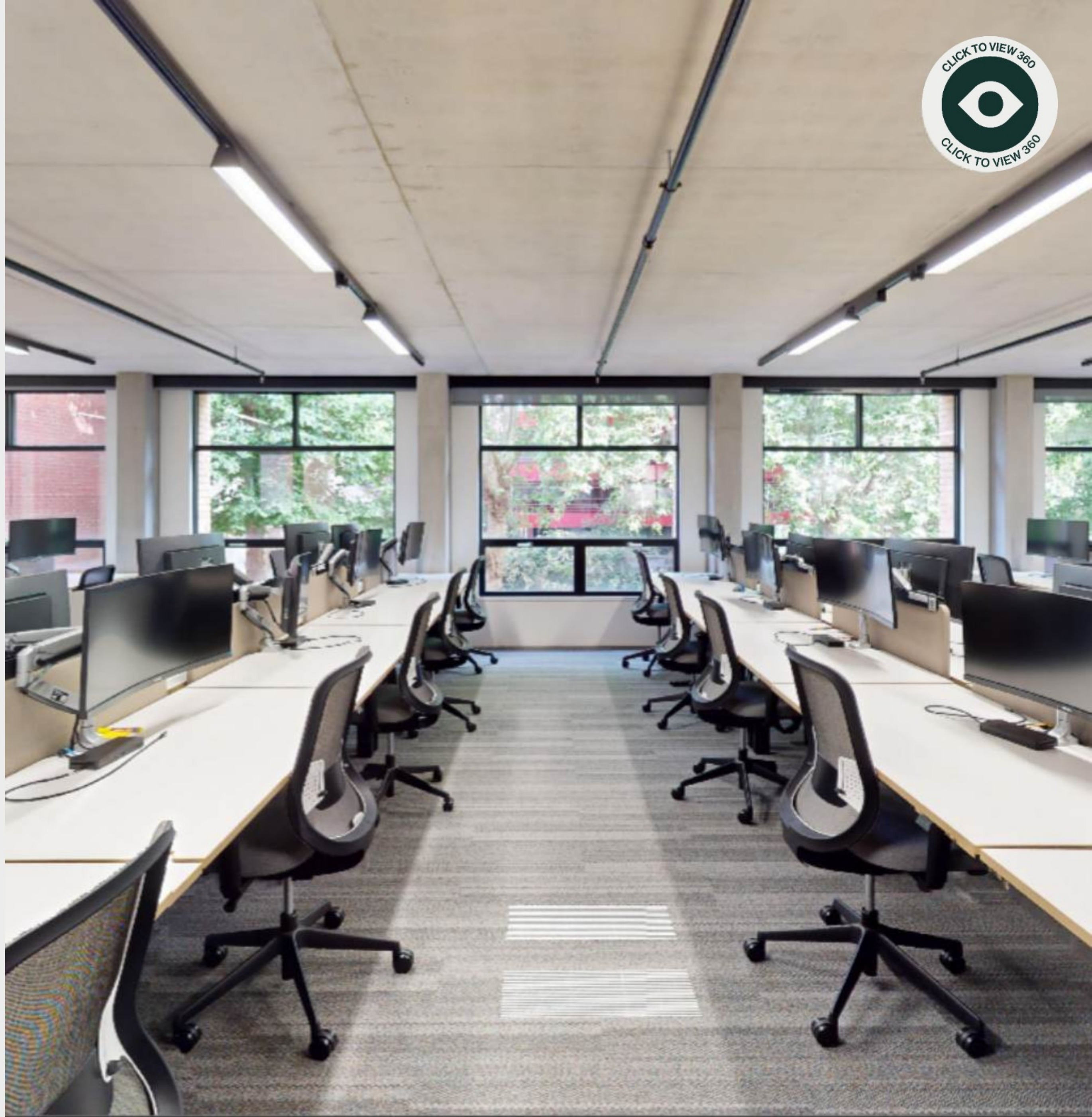
- » 40 x Open plan workstations
- » 16 x Person boardroom
- » 10 x Person boardroom
- » 2 x Meeting rooms
- » 1 x Executive office
- » 6 x Desk touchdown area
- » 4 x Call booths
- » Extensive kitchen
- » Private terrace

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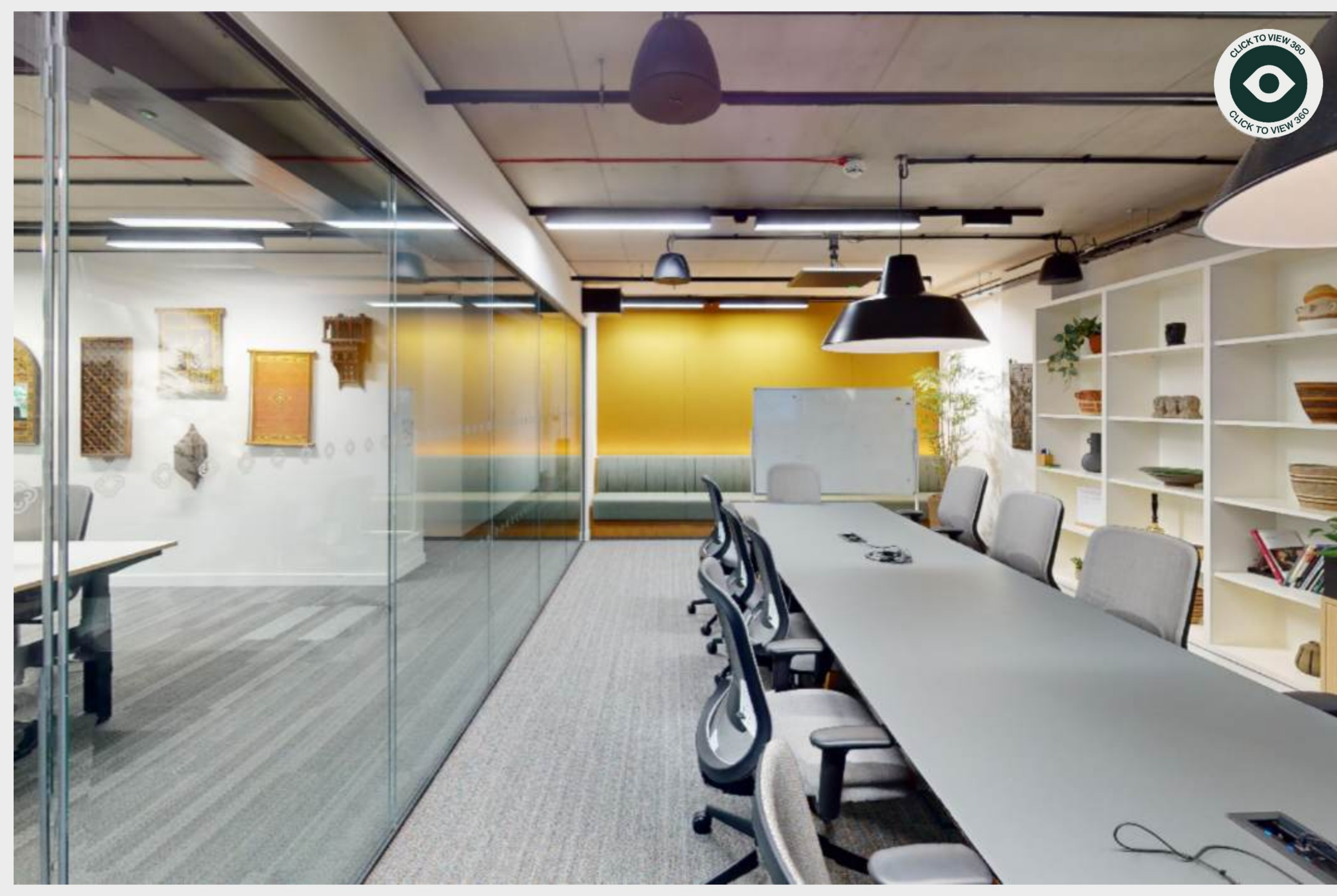
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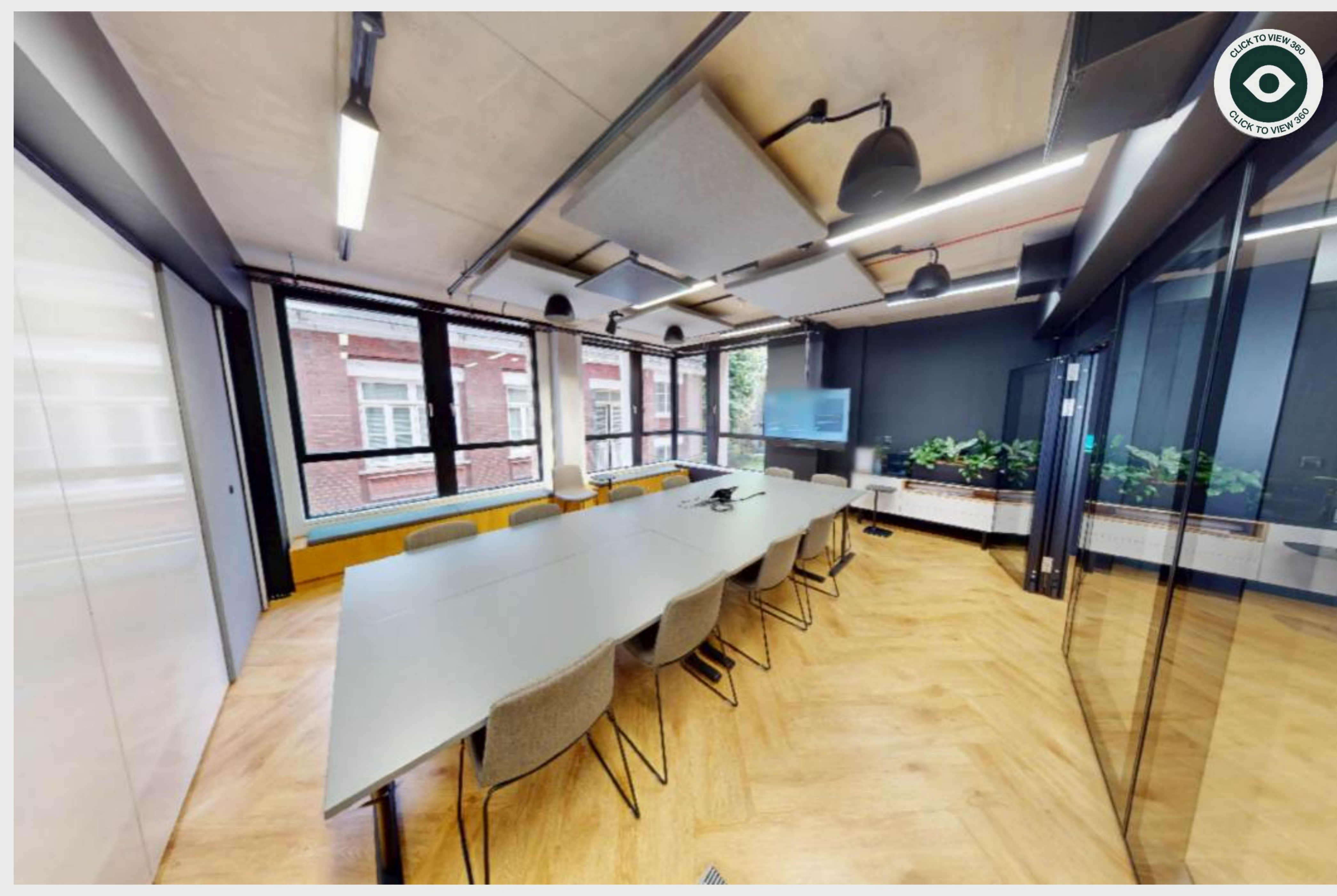
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Location

Located in the heart of Clerkenwell, one of Central London's most desirable business districts, 1 Benjamin Street benefits from an excellent position between the City, Midtown and the West End. The area is renowned for its vibrant mix of technology, creative and professional occupiers, together with an outstanding selection of restaurants, cafés and cultural attractions. Farringdon Station is just a short walk away, providing access to the Elizabeth Line, Thameslink and London Underground services, while Barbican, Chancery Lane and Old Street stations are also nearby.

-  Farringdon
-  2 minutes
-  Barbican
-  7 minutes

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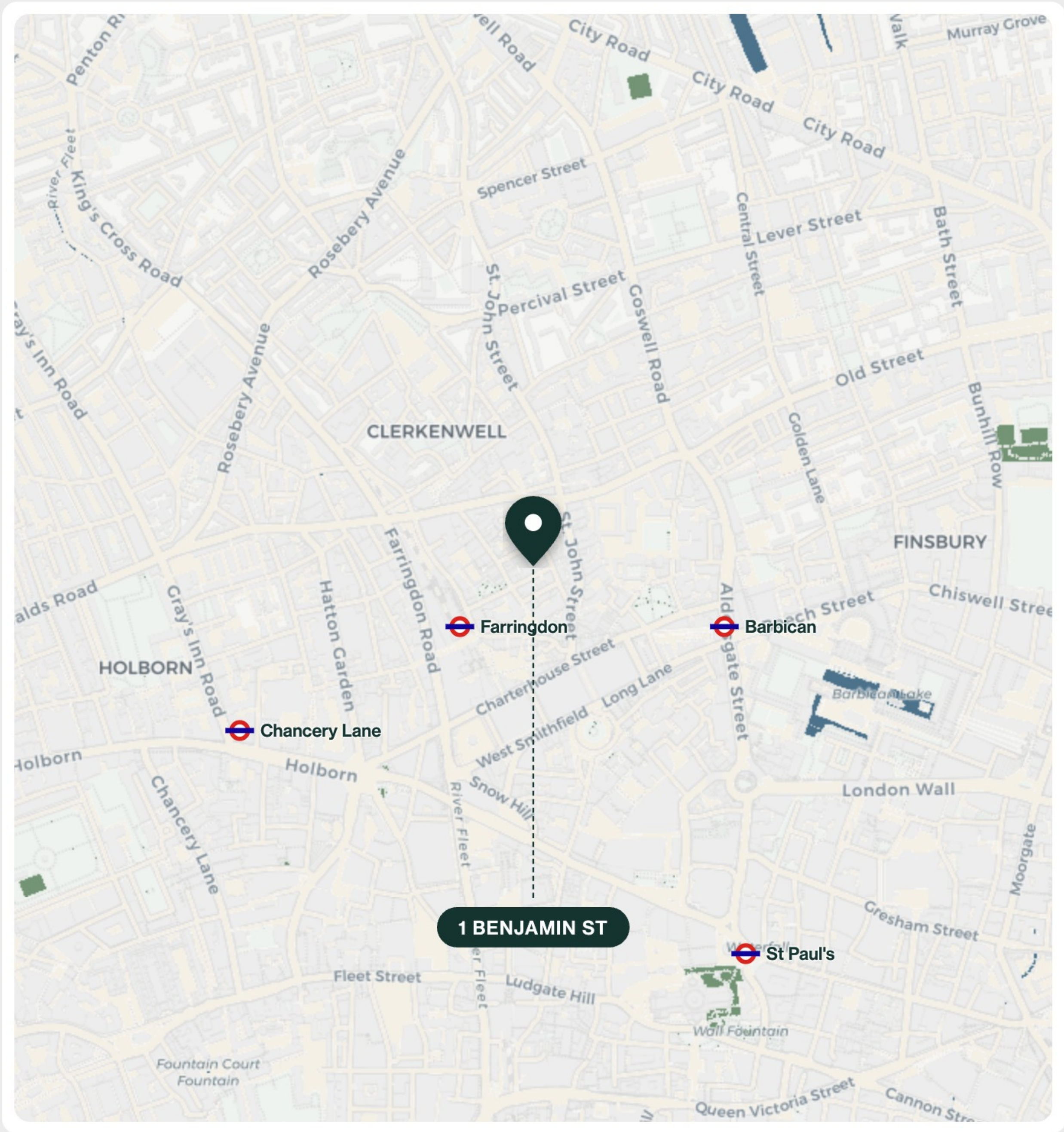
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Amenities

- Plug & play
- Professional reception
- 2.8m floor to soffit
- Excellent end-of-trip facilities
- LED lighting
- Excellent natural light
- Prime Farringdon location
- Under-floor air conditioning

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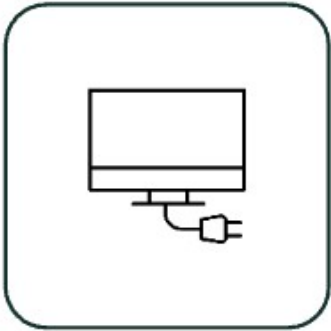
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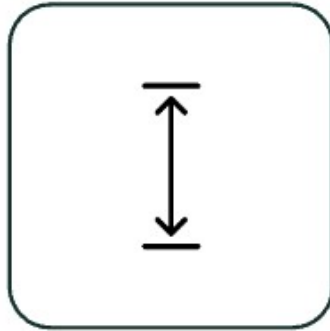
Amenities.



PLUG & PLAY



PROFESSIONAL
RECEPTION



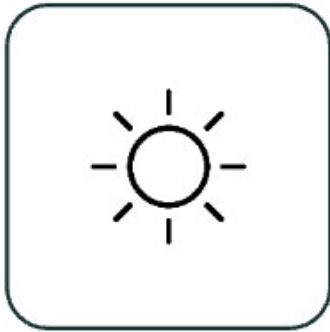
2.8M FLOOR TO SOFFIT



EXCELLENT END-OF-TRIP
FACILITIES



LED LIGHTING



EXCELLENT NATURAL
LIGHT



PRIME FARRINGTON
LOCATION



UNDER-FLOOR AIR
CONDITIONING



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Terms

- » The 2nd floor is available on the basis of an assignment of the existing lease for a term to expire on 9th December 2029.
- » Passing Rent: £75.50 per sq ft
- » Business Rates: £30.20 per sq ft
- » Service Charge: £14.26 per sq ft
- » EPC: A

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MISREPRESENTATION ACT: These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT, JUNE 2026.