



32 Dallington Street,
EC1V 0BB

*Excellent Fitted Showroom Space
in Clerkenwell*

- » Fitted showroom space
- » Ground floor & Lower ground
- » 5,648 sq.ft
- » Street frontage

Contact Devono

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

DAVID BARRINGTON
M: 07967 345830
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CHARLIE CHELL
M: 07896 634903
E: cc@devono.com



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Description

- » 16 x Open plan workstations
- » 12 x Person boardroom
- » Large meeting room/ Demo area
- » Phone booth
- » Large break out areas
- » Extensive kitchen
- » Self-contained

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Location

32 Dallington Street is prominently located in the heart of Clerkenwell, one of Central London's most vibrant business and creative districts. The property is within a short walk of Farringdon station, providing exceptional connectivity via the Elizabeth line, Thameslink and London Underground, with Barbican, Chancery Lane and Old Street stations also nearby. The surrounding area offers an outstanding range of cafes, restaurants, bars and retail amenities, including Exmouth Market, Leather Lane and Smithfield, making it a highly attractive location for occupiers and employees alike. Combining excellent transport links with a thriving business community, Clerkenwell remains one of London's most sought-after office locations.

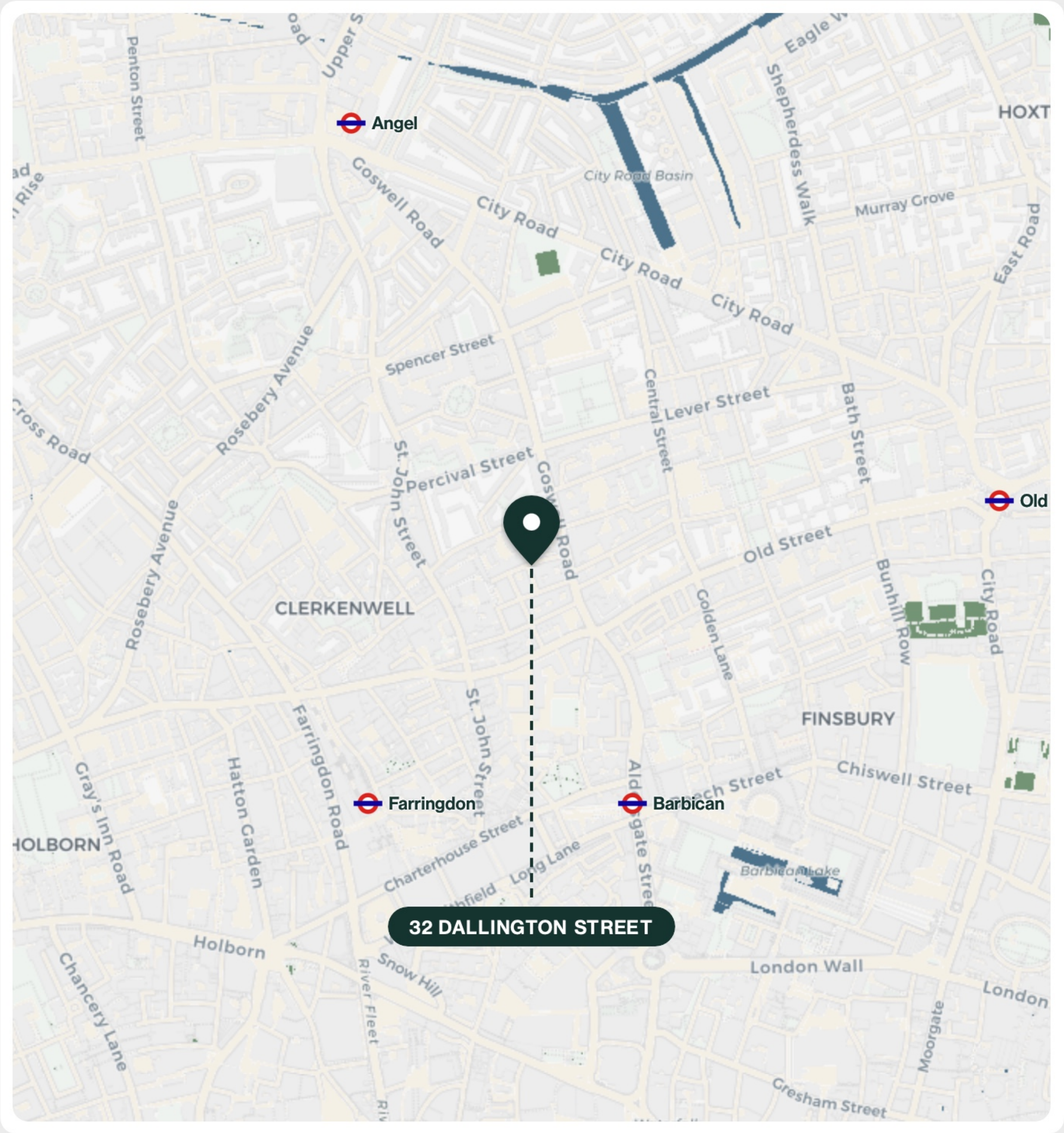
-  Barbican
-  8 minutes
-  Farringdon
-  10 minutes

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Amenities

- Plug & play
- Self-contained
- Access to end of trip
- LED lighting
- Excellent natural light
- Prime Clerkenwell location
- Air conditioning
- Street frontage

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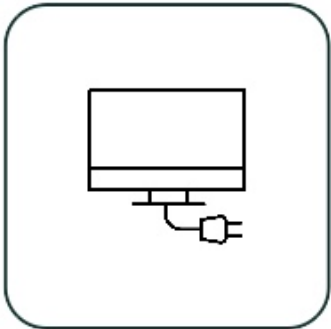
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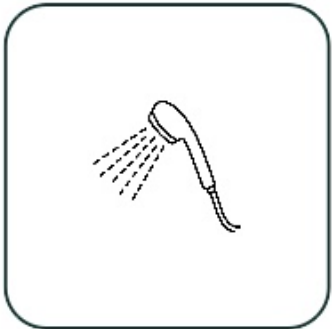
Amenities.



PLUG & PLAY



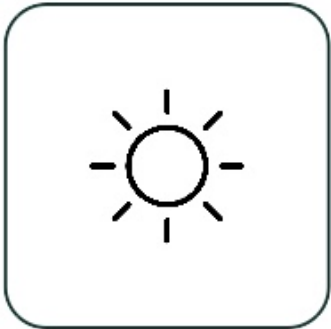
SELF-CONTAINED



ACCESS TO END OF TRIP



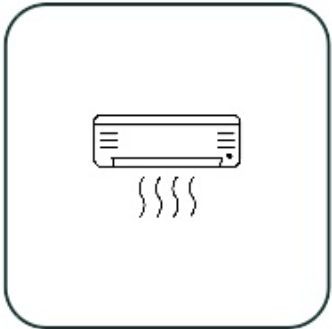
LED LIGHTING



EXCELLENT NATURAL
LIGHT



PRIME CLERKENWELL
LOCATION



AIR CONDITIONING



STREET FRONTAGE



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Terms

- » The Ground floor and Lower ground is available on the basis of an assignment of the existing lease which expires 24th December 2027
- » Passing Rent: £63.27 per sq ft
- » Business Rates: £14.31 per sq ft
- » Service Charge: £11.24 per sq ft
- » EPC: C

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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.