



## 1-3 Rawstorne Place

London, EC1V 7NL

**A beautifully restored and self-contained first-floor studio in the heart of Clerkenwell available on a flexible fully inclusive basis.**

**1,496 sq ft**  
(138.98 sq m)

- Shower facilities
- Bike storage
- Private meeting room
- Shared kitchenette and breakout space
- Fully fitted
- Self-Contained Workspace
- Excellent Transport Links
- Modern Amenities
- High-Speed Connectivity

# 1-3 Rawstorne Place, London, EC1V 7NL

## Summary

|                |               |
|----------------|---------------|
| Available Size | 1,496 sq ft   |
| Rent           | £325 per desk |
| Business Rates | N/A           |
| Service Charge | N/A           |
| Estate Charge  | N/A           |
| EPC Rating     | Upon enquiry  |

## Description

Set within a characterful cobbled courtyard in the heart of Clerkenwell, 1 Rawstorne Place forms part of a unique redeveloped site comprising two historic industrial buildings and a contemporary studio extension. These buildings are now seamlessly connected by a newly built, two-storey studio, replacing former outbuildings and offering light-filled, purpose-built workspace.

The available unit is a large, self-contained 1,227 sq ft first-floor studio with capacity for up to 22 desks. It features excellent natural light, generous storage, and a separate private 269 sq ft meeting room with full video conferencing capability (Teams, Zoom, Google Meet). Tenants also benefit from access to a shared communal space ideal for break-outs, lunch or hosting events.

Amenities include complimentary tea, coffee, fruit, and biscuits; ultra-fast Meraki Wi-Fi with 1GB upload and download speeds; and access to three kitchenettes equipped with microwaves and dishwashers. The space also offers multiple bathrooms and a shower stocked with fresh towels. This is a rare opportunity to work in an inspiring and historic environment, where Clerkenwell's industrial heritage meets contemporary creativity.

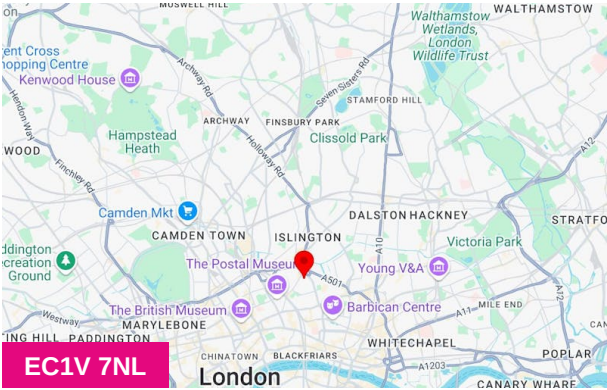
## Location

1-3 Rawstorne Place is tucked away on a quiet cul-de-sac in the heart of Clerkenwell, an area renowned for its deep-rooted connections to craft, creativity and forward-thinking design. Just moments from the vibrant energy of Clerkenwell Green and Exmouth Market, the property benefits from an abundance of local cafés, restaurants and amenities. It sits between Rosebery Avenue and St John Street, offering a peaceful retreat within easy reach of the City and Midtown. Excellent transport links are available via Farringdon Station (Elizabeth Line, Thameslink, Circle, Hammersmith & City and Metropolitan lines) and Angel (Northern Line), both within a short walking distance, connecting the property effortlessly to Central London and beyond.

## Accommodation

The accommodation comprises the following areas:

| Name               | sq ft | sq m   | Availability |
|--------------------|-------|--------|--------------|
| 1st - Office       | 1,227 | 113.99 | Available    |
| 1st - Meeting Room | 269   | 24.99  | Available    |
| Total              | 1,496 | 138.98 |              |



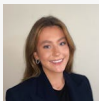
## Viewing & Further Information



**Will Newton**  
07880242178  
will.newton@bbgreal.com



**Tom Boggis**  
02037131950 | 07795 070 676  
tom.boggis@bbgreal.com



**Abigail Duckworth**  
07886170663  
abigail.duckworth@bbgreal.com