

CLOVER HOUSE

**147-149
Farringdon Road
London EC1**

**4,410 Sq Ft
Showroom/Office
Space To Let**



**THE
FARRINGTON
ROAD
ESTATE**



Ground Floor

Clover House forms part of The Farringdon Road Estate, an entire island site comprising four attractive Victorian former warehouse buildings.

The Ground and Lower Ground floor provide a light and modern self-contained office.



Lower Ground Floor



Ground Floor Crawford Passage Entrance

SPECIFICATION

- Self-contained office/showroom with own front door
- Generous floor to ceiling height
- White painted brickwork
- Wood flooring
- Modern suspended lighting
- Perimeter trunking
- Comfort cooling

AVAILABILITY

Floor/Unit	Sq Ft	Sq M
Ground*	1,901	176.6
Lower Ground*	2,509	233.1
Total	4,410	409.7

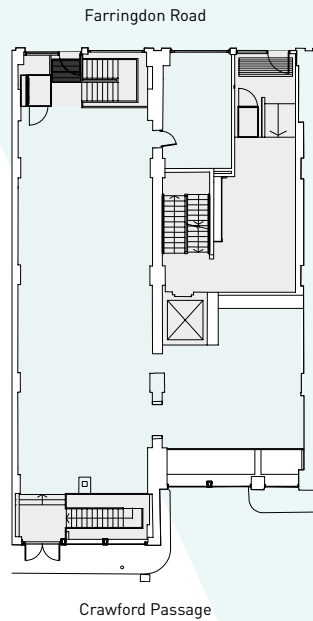
* To be taken as a whole.

North

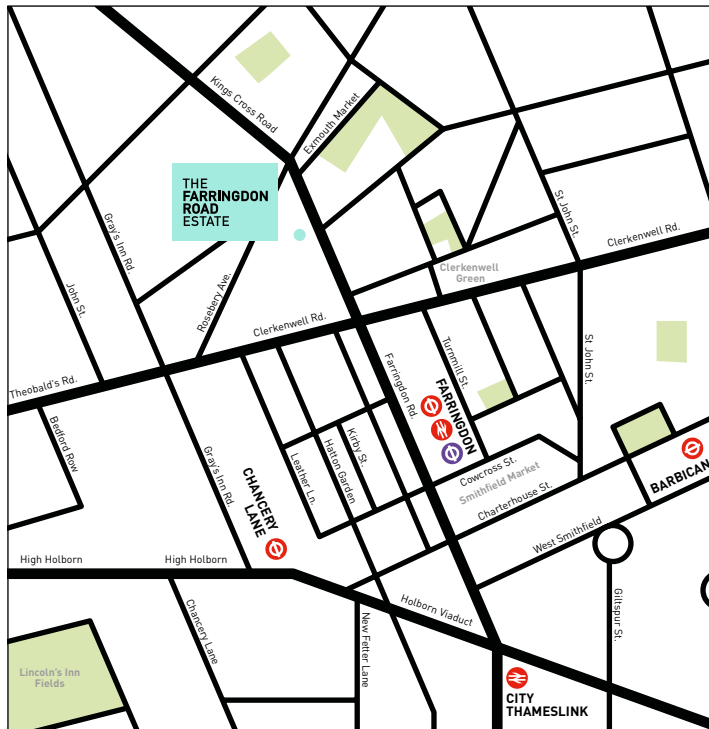
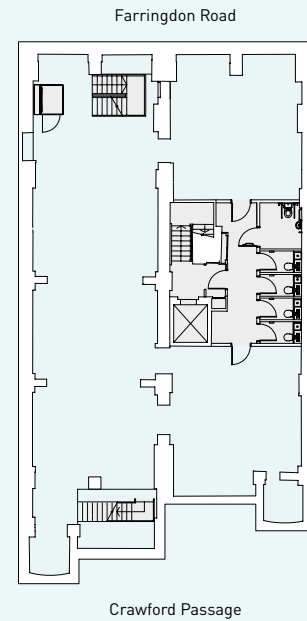


For indicative purposes only, not to scale.

GROUND FLOOR



LOWER GROUND FLOOR



LOCATION

The building is prominently located within the heart of Clerkenwell, on the west side of Farringdon Road, near to the amenities of Hatton Garden and Exmouth Market. The area benefits from numerous transport connections, with Farringdon Station, benefiting from the arrival of the Elizabeth Line in autumn 2019.



FURTHER INFORMATION

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