



OFFICE TO LET

36 Greville Street, Clerkenwell, London, EC1N 8TB



 **RENT** £19,500 PA / £35 PSF

 **SIZE** 552 Sq Ft / 51.3 SQM

 **FLOOR(S)** 3rd

 **AVAILABLE** Immediately

- Excellent natural light
- Walking distance from stations
- Entry phone system
- Smart common parts
- WCs
- 24/7 Access



CONTACT

Kutlay Akpinar
020 7843 9198
07976 378 467
kutlay.a@pearl-coutts.co.uk

36 Greville Street, Clerkenwell, London, EC1N 8TB

LOCATION

The property occupies a prime position in Clerkenwell, one of Central London's most established and vibrant commercial locations. Situated between Farringdon and Chancery Lane stations, the office enjoys exceptional transport connectivity, with access to the Elizabeth Line, Thameslink and multiple Underground services. This provides fast and convenient links across London and beyond. The immediate surrounding area offers an excellent range of cafés, restaurants, bars and local amenities, making it a highly attractive location for occupiers and staff alike. The area is popular with professional, creative and technology-led businesses.

DESCRIPTION

This well-presented third-floor office is arranged within a characterful period building on Greville Street, providing an efficient and professional workspace suited to a range of occupiers. Extending to approximately 552 sq ft, the accommodation is laid out in a practical configuration that lends itself well to open-plan working or light partitioning, subject to occupier requirements. The office benefits from excellent natural light, creating a bright and productive working environment, while the straightforward layout allows incoming tenants to occupy with minimal fit-out. The building offers smart common parts and secure access, enhancing its appeal to small and growing businesses seeking a central London office.

TRANSPORT LINKS

Bus Routes

8, 17, 25, 40, 46, 59, 63, 133, 341, n242

Farringdon

Elizabeth

Farringdon

Circle H'smith & City Metropolitan

Barbican

Circle H'smith & City Metropolitan

St. Paul's

Central

London Blackfriars

Southeastern Thameslink

Farringdon

Thameslink

Chancery Lane

Central

City Thameslink

Thameslink

Blackfriars

Circle District

Blackfriars Pier

RB1 RB6

AMENITIES

- Good Natural Light
- Use Class 'E'

VIEWINGS

Directly through Pearl & Coutts

LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

VAT

This property is subject to VAT.

EPC

D (76 - 100)

◀ 85 : This property

These details were updated on 29/01/2026

36 Greville Street, Clerkenwell, London, EC1N 8TB

