

Clerkenwell

Northburgh House

10 Northburgh Street
EC1

A space for creativity.

Northburgh House is located at 10 Northburgh Street and offers up to 23,332 sq ft of newly refurbished warehouse-style office space ranging in condition from CAT A to fully fitted space.



A unique space to make your own.

The building is full of character, with exposed services and high-quality, contemporary finishes, the space provides the perfect open-plan environment to promote creativity and collaborative working.

The available floors have recently undergone a full refurbishment. The 2nd floor has been delivered to provide the ultimate fitted and furnished office space.

Flexible and effective space.



Second Floor Welcome Area



Second Floor Kitchenette



Second Floor Open Plan



Second Floor Breakout Space



Second Floor Boardroom

Top-quality specification.

With fantastic natural light, the space boasts exposed brickwork, original timber flooring, cast iron columns, and a wealth of characterful features that are sure to inspire and impress.




Second Floor Meeting Booths




Newly refurbished high-quality office floors



Fibre ready via Backbone Connect



LED strip lighting



Fantastic natural daylight



Air conditioning




Warehouse-style features throughout



Shower facilities



Manned Reception




Brand new fitted office space on 2nd Floor




Generous floor to ceiling heights



2 x passenger lifts



Demised WCs



Original restored timber flooring



Secure bike storage





Second Floor Open Plan Workspace



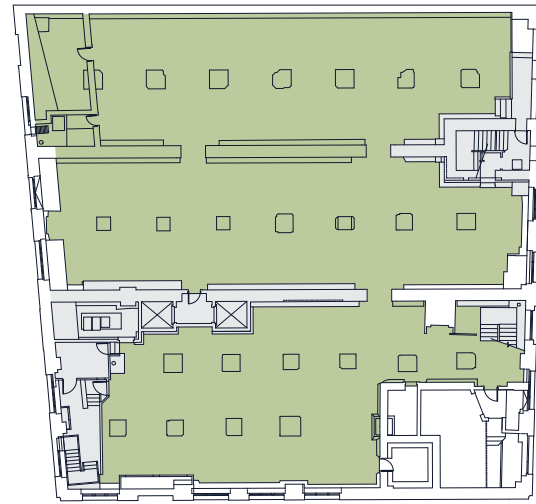
Carefully curated.

The second floor has been delivered as fully fitted, plug and play space. The lower ground to first floors are in CAT A condition.

Floor	Sq Ft	Sq M
Second	8,227	764
First	8,003	744
Ground	643	60
Lower Ground	6,459	600
Total	23,332	2,168

Lower Ground Floor (Self Contained)

6,459 sq ft / 600 sq m



Northburgh Street

Ground Floor

643 sq ft / 60 sq m

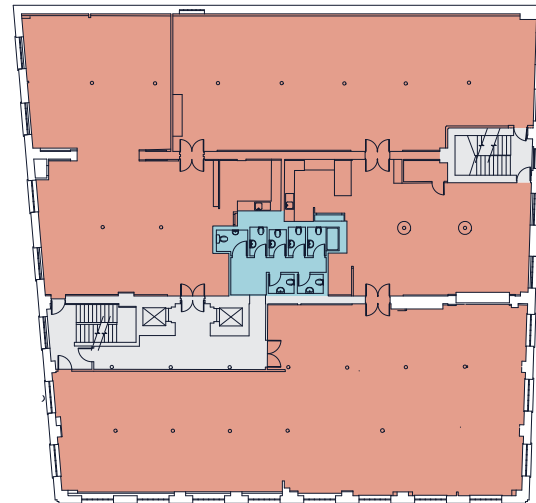


Northburgh Street

- Office ■
- Office (Fitted) ■
- Self Contained Office ■
- Core ■
- Reception ■
- Toilet Facilities ■

First Floor

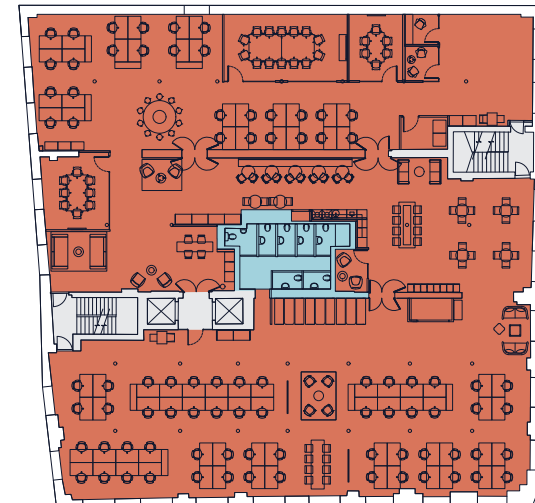
8,003 sq ft / 744 sq m



Northburgh Street

Second Floor (Fitted)

8,227 sq ft / 764 sq m

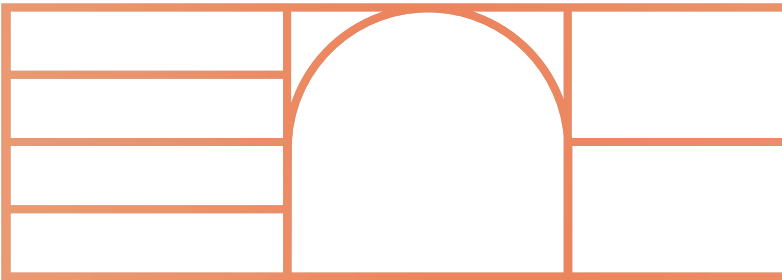


Northburgh Street

Workstations	84
Reception	01
14 person boardroom	01
8 person meeting room	01
6 person meeting room	01
Teapoint	01
Breakout areas	02
Soft seating areas	03
Meeting booths	03
Collaboration areas	02
Call rooms	03



Space to
make your own.





The creative buzz of Clerkenwell.

Step out of the building into a vibrant social scene, with a celebrated mix of bars, restaurants, unique shops and quiet green spaces, perfect for whatever your mood.

Transport is well covered. Farringdon is on the Circle, District and Hammersmith & City Lines, and also serves mainline trains and the new Elizabeth Line. The Cycle Superhighway is also just around the corner as well as Barbican and Old Street Tube Station.

Bars & Restaurants

1. Luca
2. The Green
3. St John
4. Breddos Tacos
5. Clerkenwell & Social
6. Grainger & Co
7. BrewDog
8. The Slaughtered Lamb

Cafés

1. Goswell Road Coffee
2. Jimmy and the Bee
3. Giddy Up Coffee
4. Fix Coffee
5. EC1 Coffee House
6. Black Sheep Coffee
7. Pret A Manger
8. Powerhouse Coffee



Walking times.

6 mins	 Barbican
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7 mins	 Farringdon
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10 mins	 Old Street
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Walk times from the building. Source: TfL.

Come and join the Clerkenwell community.

For further information, please contact the joint sole letting agents.



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