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bespoke commercial property consultants

1rawstorne place london, ec1v

for rent & for sale

7,449 sq ft

riba national award and the best london workplace in the 2013 nla awards. self-contained warehouse style space with private courtyard.



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● 1 rawstorne place, london, ec1v



about

self-contained warehouse style space in the heart of Clerkenwell with a private courtyard. The building is located predominantly over the ground and first floors with additional meeting spaces on the second floor. The building benefits from a self-contained entrance to Rawstorne Place along with a courtyard and gated entrance.

1 Rawstorne Place occupies a central Clerkenwell site that has been carefully transformed. The development unites two characterful former industrial buildings with a contemporary studio extension, joined by a new two-storey structure that delivers spacious, light-filled accommodation.

Rawstorne Place has also been recognised for its design quality in other ways. It won a Royal Institute of British Architects national award in 2003 soon after it was first completed, followed by Civic Trust and British Council for offices awards. In 2013, after completion of the extension into 326 St John Street, the building won New London Architectures' office of the year award.

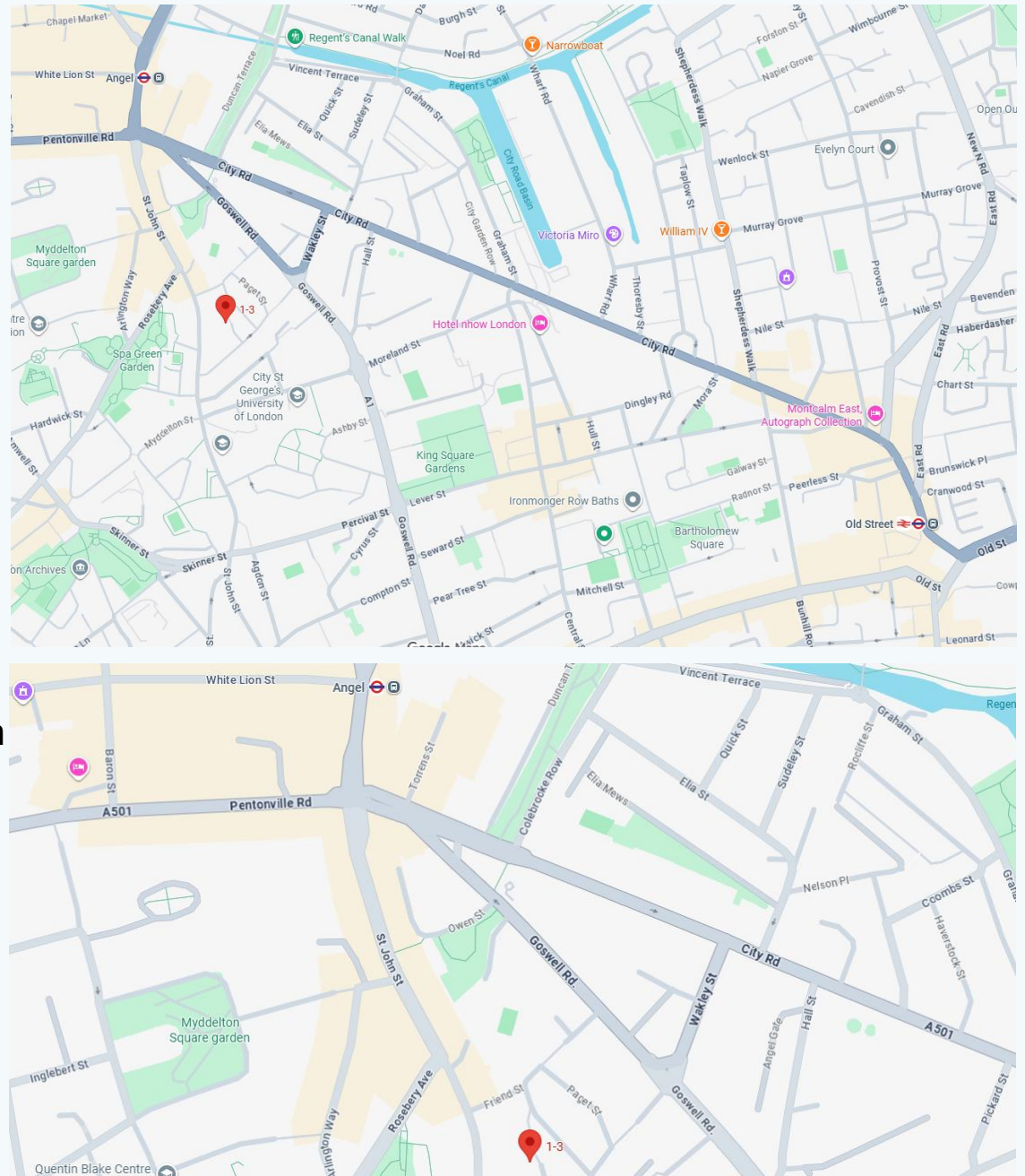
● 1 rawstone place, london, ec1v

location

rawstone place occupies a characterful courtyard setting just off st john street, positioned between angel and clerkenwell, with islington's upper street, exmouth market and farringdon all within easy reach.

the immediate area offers a strong neighbourhood feel, combining independent cafés, restaurants, pubs and local amenities with the architectural character and creative identity of clerkenwell. angel provides the day-to-day buzz, with upper street's restaurants, bars and shops close by, while exmouth market and clerkenwell green add further depth to the local food and lifestyle offer.

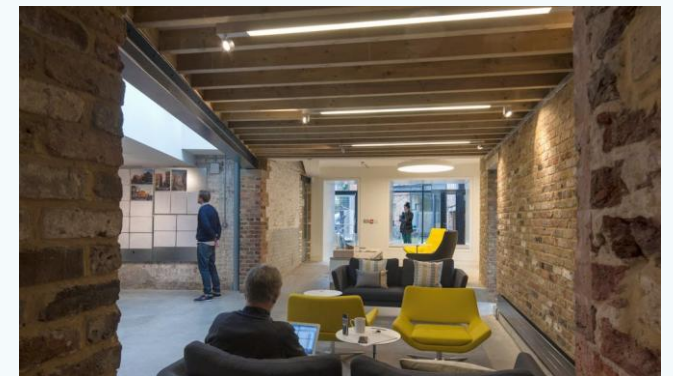
the building is well connected, with angel station nearby and farringdon, old street and king's cross all accessible on foot or by a short journey. farringdon further enhances connectivity via the elizabeth line, thameslink, national rail and underground services, placing the west end, the city, king's cross and wider london within easy reach.



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accommodation

the accommodation comprises the following areas:

| name | sq ft | sq m | availability |
|--------|-------|--------|--------------|
| 2nd | 323 | 30.01 | available |
| 1st | 2,347 | 218.04 | available |
| ground | 4,779 | 443.98 | available |
| total | 7,449 | 692.03 | |

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amenities

- award-winning architecture: recognised by riba, civic trust, the british council for offices and new london architecture, including the 2013 new london award for office interiors
- self-contained building
- two private courtyards to front and rear with gates
- part-fitted to include kitchenettes and meeting rooms
- bike storage and showers
- exposed brickwork
- interesting architectural features throughout
- double-height spaces, internal balconies, exposed beams, skylights and high ceilings.

financials

| | |
|----------------|------------------|
| rent | £57.50 per sq ft |
| price | £5,272,000 |
| rates payable | £13.51 per sq ft |
| service charge | n/a |

legal fees

each party to bear their own costs

vat

the property is elected for vat

award winning space

rawstorne place has been recognised for the quality of its design, receiving a riba regional award for excellence, civic trust recognition and british council for offices recognition. following the later extension into 326 st john street, the building was also named new london awards 2013 winner in the office interiors category.

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viewings & more information

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