



[BUILDING WEBSITE](#)

# BLOOM CLERKENWELL, 50 COWCROSS STREET, EC1

SUPER PRIME FULLY FITTED OFFICE SPACE TO LET  
5,882 SQ.FT



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**DeVono**

# INTRODUCTION

DeVono are delighted to offer the part 1st floor within the recently developed Bloom Clerkenwell, which provides 5,882 sq.ft of best in class fitted office space situated immediately adjacent to the new Elizabeth Line station entrance at Farringdon.

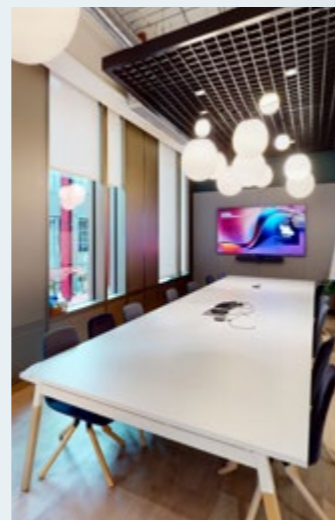
The Bloom Clerkenwell development was completed in 2022 and totals 145,000 sq.ft of super-prime office space arranged over eight floors.

The building was designed initially by John Robertson Architects and benefits from HB Revis 'Ready to Work' initiative, fully supported by smart technology – Symbiosy.

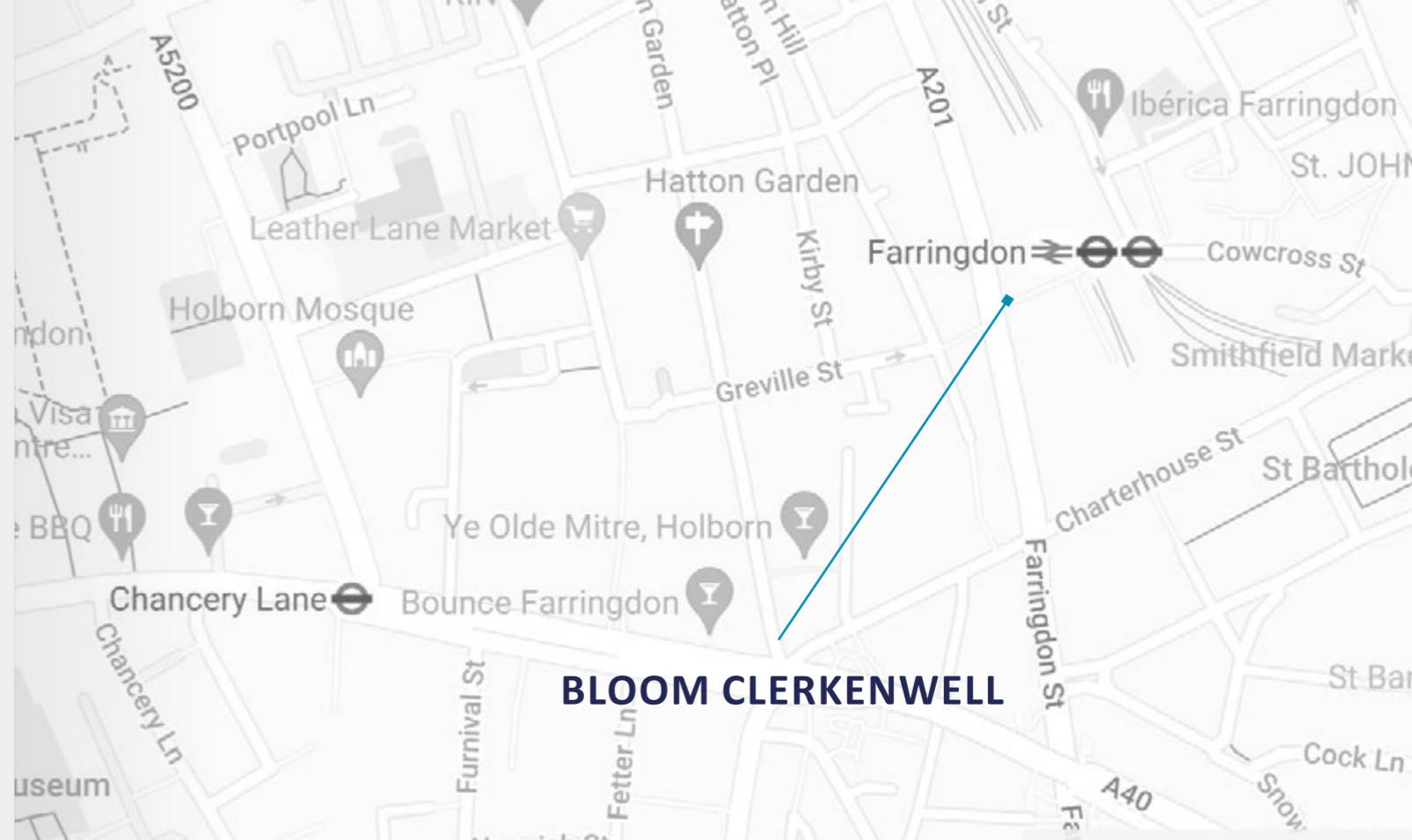
The available accommodation is located on the first floor and benefits from a high class fit-out which is provided by the existing tenant.

The 1st floor provides:

- 52 fixed workstations (plus reception desk)
- One main Boardroom and 3 meeting rooms, 1 secret room, 4 small quiet booths, and 2 open booths
- Natural reception area
- Collaboration space
- Impressive and spacious Kitchen and Breakout Area



 HIGH-SPEC FIT OUT	 2,100 SQ FT TERRACE
 20 ONSITE SHOWERS	 ONSITE GYM
 WELL RATING PLATINUM	 BREAM OUTSTANDING
 SUSTAINABLY POWERED	 248 BIKE RACKS



## LOCATION

Bloom benefits from excellent transport links providing access to the rest of London and beyond.

The building is located adjacent to Farringdon Station (Elizabeth, Circle and Metropolitan Lines together with National rail links and City Thames Link) on the corner of Farringdon Road and Cowcross Street.

## TERMS

The part 1st floor is available by way of an assignment of the existing lease expiring 31st January 2027.

Alternatively, a short-term sub-lease is available until 31st January 2025.

The floor is available on the basis of an all-inclusive rent.

All inclusive rent: £190 per sq.ft\*

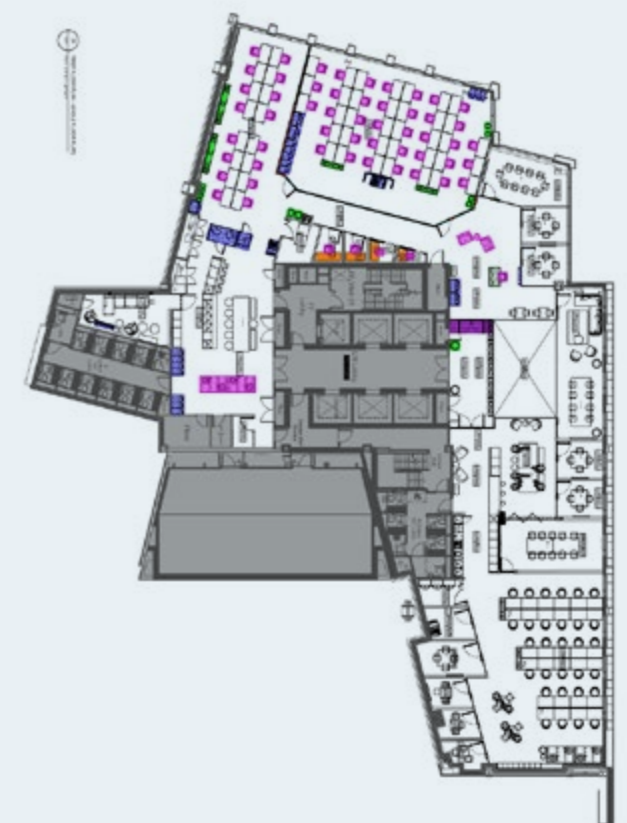
\*The all-inclusive rent is comprised of: rent, business rates, service charge, utilities, full facilities management, IT support, cleaning, waste management, buildings insurance, building app connectivity, VAT.

EPC: Rating A



**MISREPRESENTATION ACT**  
These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

## FLOOR PLANS\*



\*Floor plan not to scale

# CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

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