

12

# CLERKEN WELL ROAD

16

THRIVE IN THE HEART OF LONDON'S CREATIVE EC1  
DISTRICT WITH A DYNAMIC CAT A PLUS OFFICE SPACE

# DYNAMIC

With a CAT A Plus  
fit-out & modern décor;  
12-16 Clerkenwell is tailored  
for the digital, design and  
media community.



# CAREFULLY CONSIDERED



## BUILDING SPECIFICATION

- Occupy as a self-contained building, or floor by floor
- Fully fitted and part-fitted floors available
- Beautifully designed reception area on the ground floor
- High-specification internal finishes throughout
- 8-person passenger lift
- Excellent natural light
- Openreach, Vodafone and Virgin Media connections within the building
- Heating/cooling VRF air-conditioning system
- Openable windows
- Fully accessible metal tile raised flooring
- Modern suspended pendant lighting
- Internal WC and showers on each floor
- On-site secure bike storage
- Three phase power to each tenanted space





Second floor

# SPOILT



# FOR

Five minutes in the opposite direction, there's another bustling lunchtime market down Whitecross Street. A few minutes more, and Old Street offers established favourites like Brat and Shoreditch House, alongside a constant flow of new concepts and pop-ups. In short, 12-16 Clerkenwell Road puts some of London's most enticing food, drink and nightlife in easy reach.

# CHOICE

Clerkenwell's creative industries have a thirst for the 'next big thing' that fuels the local culture. In one direction, Farringdon offers a wealth of delights. There's nose-to-tail eating at St. John and some of London's best cocktails at the Zetter Townhouse. The Slaughtered Lamb and its live music stage is a local institution. Leather Lane's parade of food stalls is less than 10 mins by foot. And then, there's The Barbican Centre – Europe's largest performing arts hub.



# THE CREATIVE DISTRICT



## LOCAL OCCUPIERS

1. Adidas
2. Adobe Systems
3. AHMM Architects
4. Alexander McQueen
5. Audible Amazon
6. BGL Group
7. Box.com
8. Brainlabs
9. Brilliant Basics
10. Capital One
11. CBS Interactive
12. Deloitte
13. Farfetch
14. Finabl
15. GoCardless
16. Grey Advertising
17. IDEO
18. Hill & Knowlton
19. Jestico + Whiles
20. John Brown Media
21. Krow
22. Leigh Day
23. LinkedIn
24. Metropolitan Housing Trust
25. Openpayd
26. Seedrs
27. Tesco Digital
28. The Office Group
29. Thirdway Group
30. Turner Broadcasting
31. Uncommon Creative
32. Unilever
33. WPP



## DRINK

1. Clerkenwell & Social
2. Coin Laundry
3. Mikkeller
4. Oriole Bar
5. Piano Smithfield
6. Rising Sun
7. The Artillery Arms
8. The Gibson
9. The Green
10. The Jerusalem Tavern
11. The Sutton Arms
12. The Vestry



## FOOD

1. Bad Egg
2. Breddos Tacos
3. Club Gascon
4. Le Café du Marché
5. Luca
6. Macellaio
7. Moro
8. Quality Chop House
9. St. John
10. The Jugged Hare
11. The Modern Pantry
12. Vinoteca Farringdon



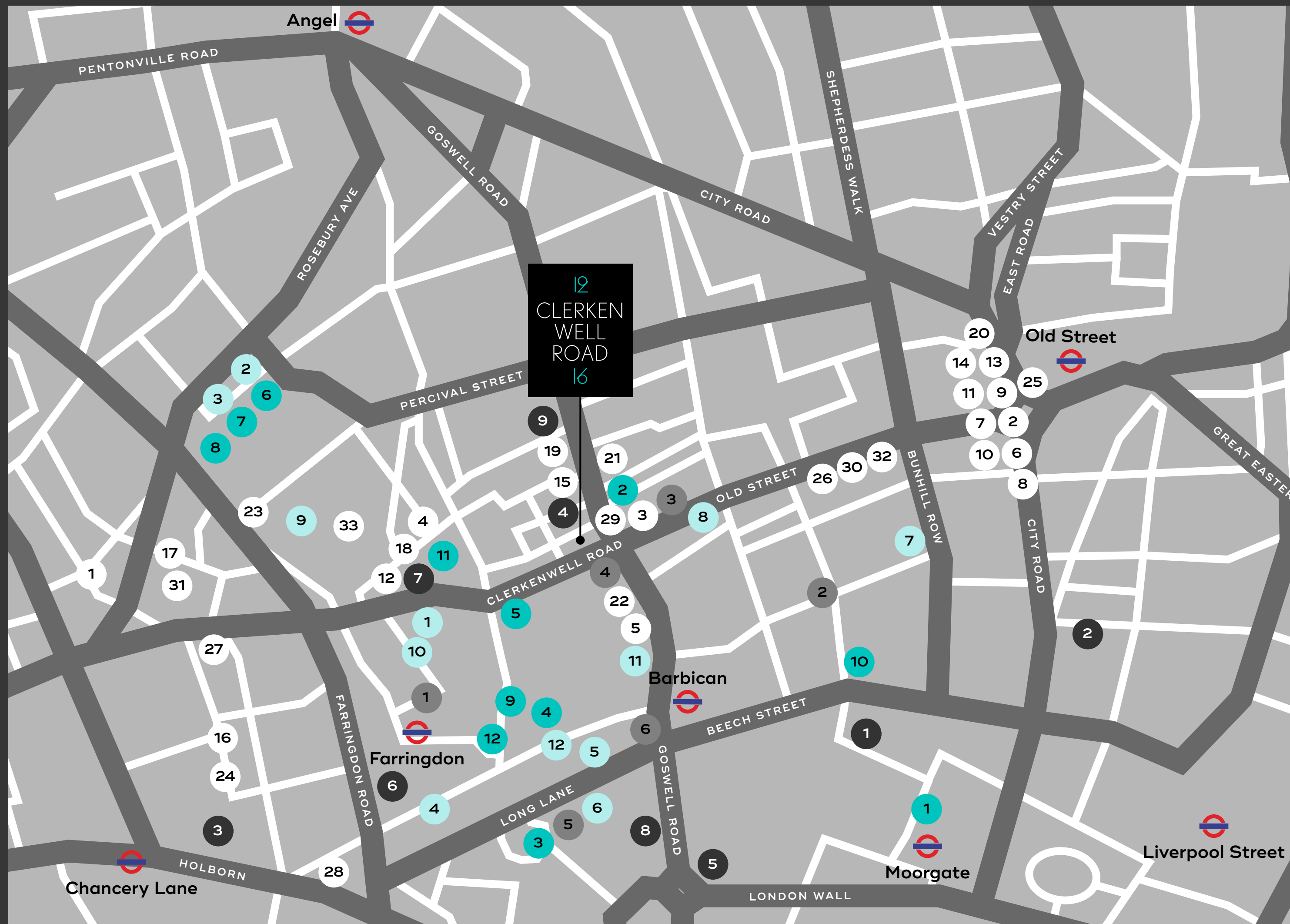
## COFFEE

1. Bench
2. Giddy Up Coffee
3. Look Mum No Hands!
4. Pret A Manger
5. Redemption Roasters
6. Tesco Express



## LEISURE

1. Barbican Centre
2. Barry's Bootcamp
3. Gymbox
4. Hotel Indigo
5. Museum of London
6. MOB45
7. The Zetter Townhouse
8. Virgin Active Barbican
9. Zaha Hadid Gallery





# CONNECTED

## TRANSPORT

12-16 Clerkenwell Road is just a 5 minute walk from Farringdon Station. With London Underground platforms for the Circle, Hammersmith & City and Metropolitan Underground Lines – as well as National Rail and City Thameslink trains – it’s one of London’s key travel hubs. King’s Cross, Liverpool Street and Blackfriars Stations are also nearby, making it simple to travel both across and out of the capital.

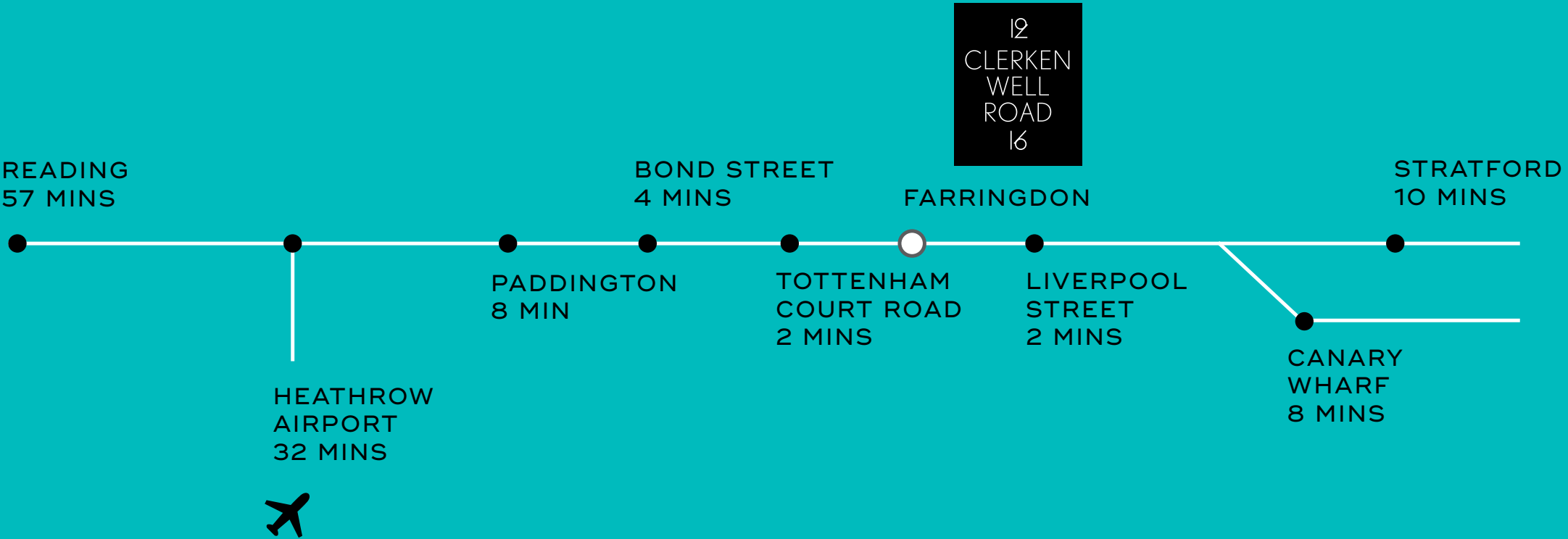
### WALKING DISTANCES

<div>BARBICAN</div> <div><div></div><div></div><div></div></div>	5 MINS
<div>FARRINGDON</div> <div><div></div><div></div><div></div></div>	8 MINS
<div>OLD STREET</div> <div><div></div></div>	10 MINS
<div>ANGEL</div> <div><div></div></div>	15 MINS
<div>CHANCERY LANE</div> <div><div></div></div>	15 MINS
<div>LIVERPOOL STREET</div> <div><div></div><div></div><div></div><div></div><div></div></div>	20 MINS



## ELIZABETH LINE

The upcoming arrival of The Elizabeth Line is the centrepiece of Farringdon Station’s £650m+ upgrade. As the UK’s busiest station with up to 140 trains each hour, it will offer direct links to the City, West End, Canary Wharf, the home counties and three airports. It will also be within 45 minutes of 1/4 of the UK’s population.





# WORK



## OFFICE FIT-OUT

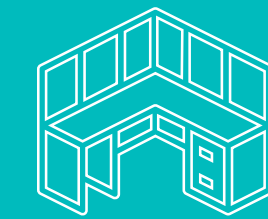
This is an office that fuels innovation. Crittall-style windows allow a wealth of light into the open workspaces. As well as a refurbished first floor, the second floor's CAT A Plus upgrade includes furnishings by ThirdWay Interiors. Both floors boast fully fitted kitchens and demised WCs and showers. And if taken together, the ground floor lobby creates a self-contained address in one of London's most admired neighbourhoods.



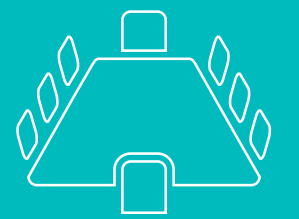
# READY

### FIT-OUT & FURNITURE FEATURES (SECOND FLOOR):

- Fully fitted and furnished
- 42 fixed desks allowing for 1:11 occupancy
- 4 internal meeting rooms
- 4 touchdown areas for collaboration
- 3 x 4 person booths
- Welcome area & potential reception location
- Fully fitted kitchen, breakfast bar & break out area
- In-built Auditorium area on the 'bridge' walkway
- Carpet, vinyl, and wood floor tiling



Fixed desks



Meeting rooms



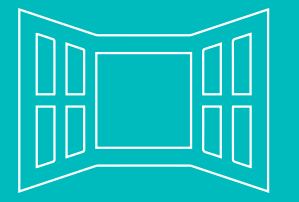
Auditorium



Booths



Reception space



Natural light



CAT 6 cabling



Wood floor tiling



WCs

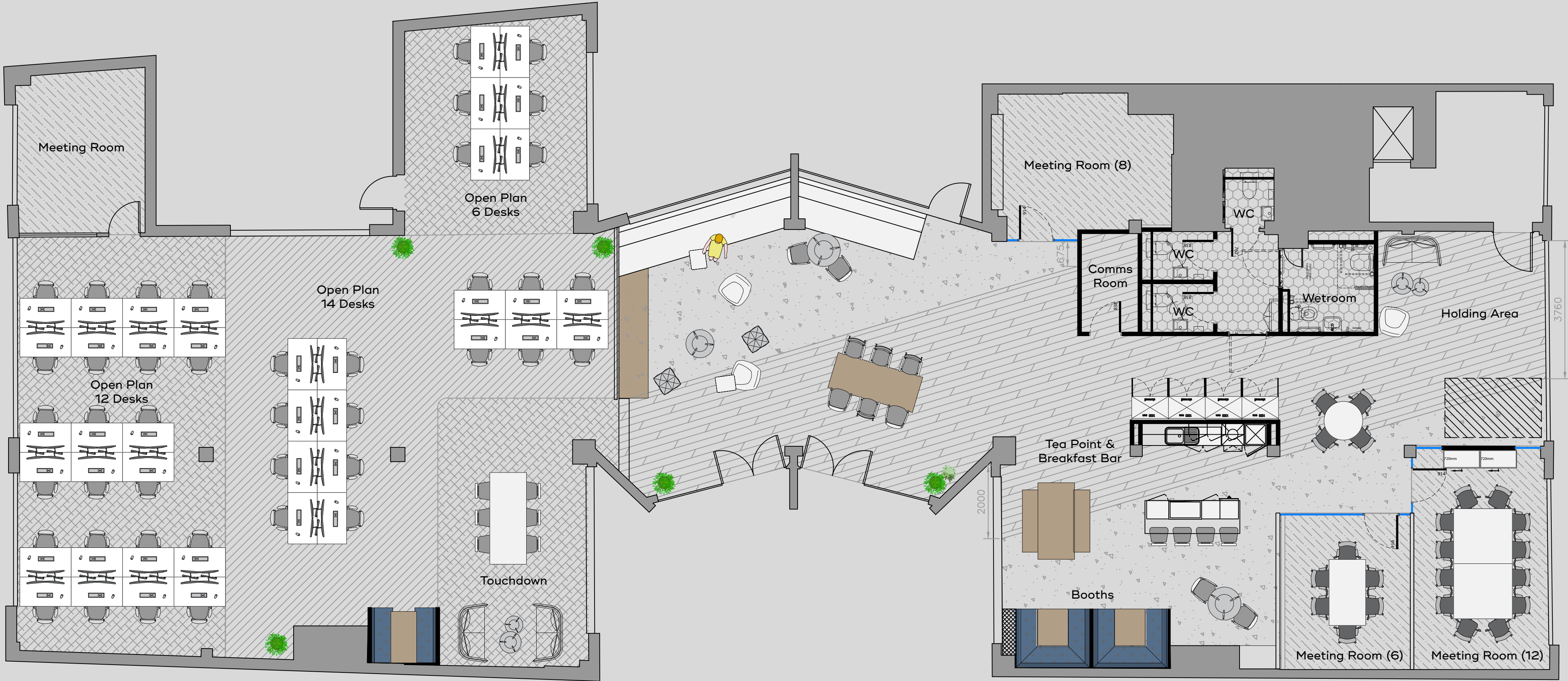


Shower

### FIT-OUT FEATURES (FIRST FLOOR):

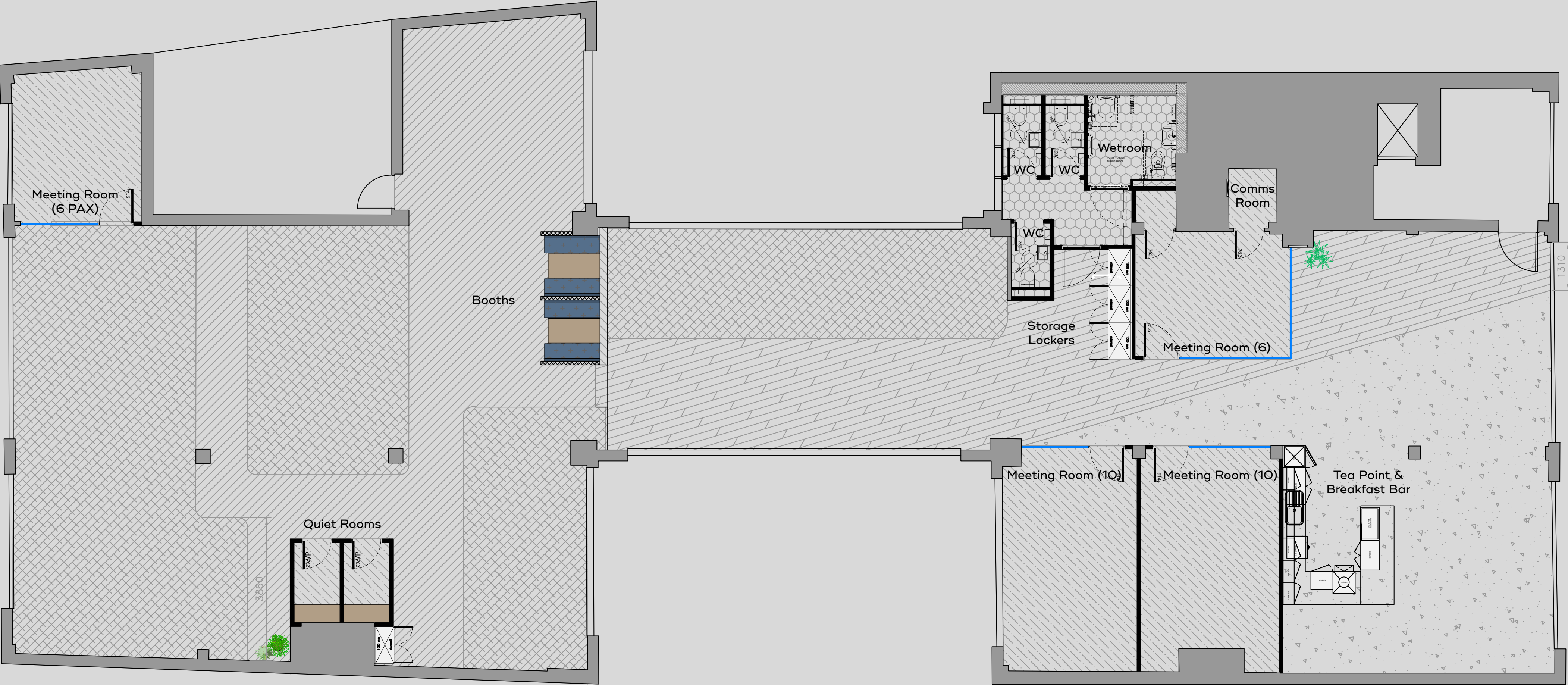
- Fully fitted space with flexibility for fixed desks
- Collaborative zones & touchdown areas
- 4 internal meeting rooms
- 2 x 4 person booths
- 2 telephone booths
- Fully fitted kitchen with break out area
- 4\3 internal WC's and 1 DDA wet room
- Dedicated comms room
- Cat 6 cabling
- Space plans available

# SECOND FLOOR | 5,131 SQ FT 477 SQ M



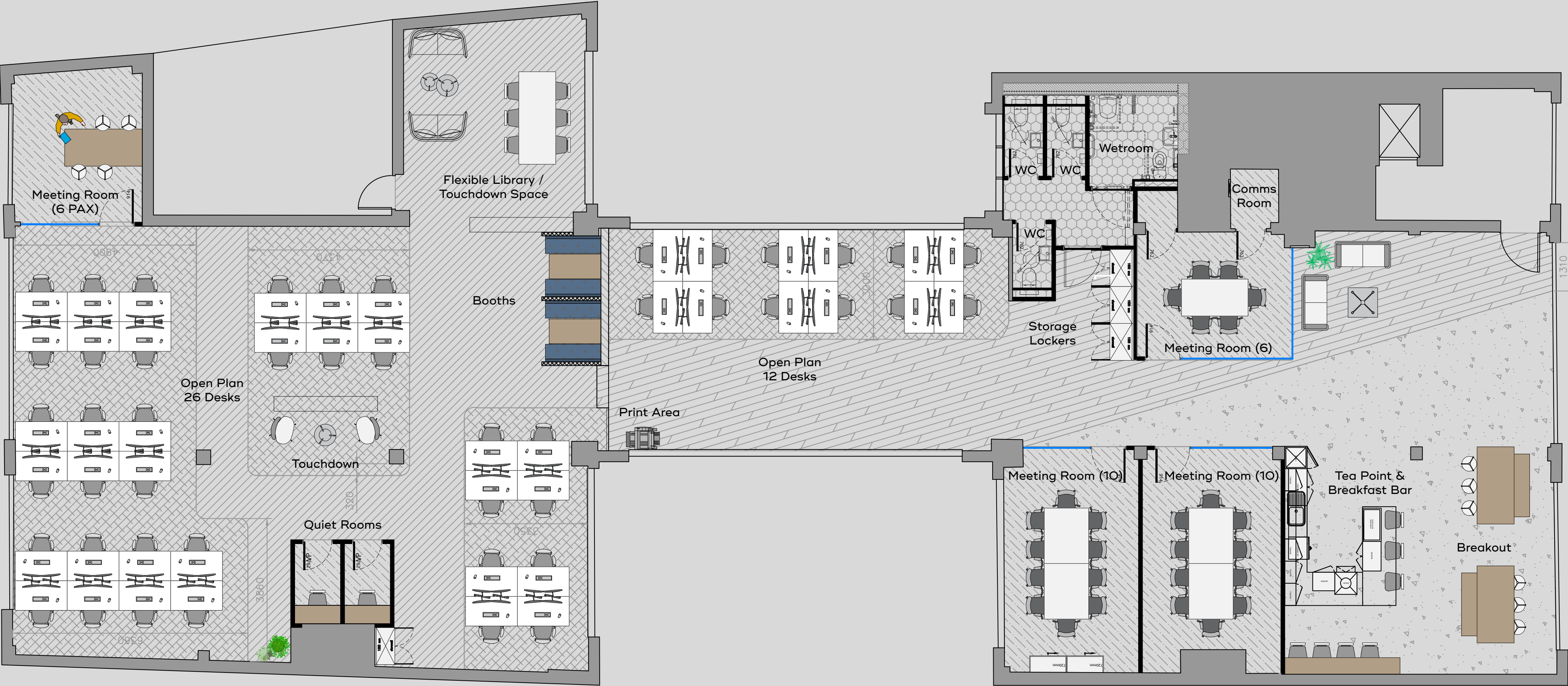
FIRST FLOOR—NON FURNISHED

| 5,012 SQ FT  
466 SQ M



CLERKENWELL ROAD

INDICATIVE FIRST FLOOR SPACE PLAN | 5,012 SQ FT  
466 SQ M



CLERKENWELL ROAD



Second floor

19  
CLERKEN  
WELL  
ROAD  
16

Please get in touch for more information,  
or to book a virtual or physical tour.



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