

**Garrett Street**  
London EC1

20

18,128 sq ft of architecturally designed office space





Exterior CGI

# A WORKPLACE TO INSPIRE

20 Garrett Street is an exceptional refurbishment of a former warehouse building offering up to 18,128 sq ft of considered Grade A office accommodation and benefiting from terrace and courtyard areas.

The building has been reimagined and provides a unique opportunity for an incoming occupier to establish themselves within a striking and historic HQ building.



Take a virtual tour



# CELEBRATING THE INDUSTRIAL HERITAGE OF THE SITE

20 Garrett Street is a building with a rich industrial past, originally having formed part of the Galbraith Grant Distillery on neighbouring Whitecross Street.

When originally built in the 1920s it was known as Cransley Works factory, and housed Union Glue & Gelatine Co for many years. During WWII the building suffered damage but continued its industrial use through the 1950s and 1960s.

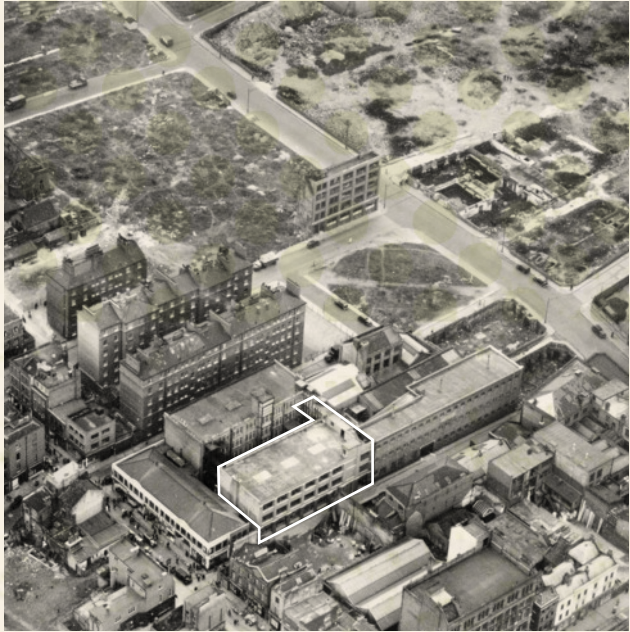
Today, the building has been meticulously redeveloped to complement and honour the history of the site but simultaneously offer first class office space for modern day occupiers.



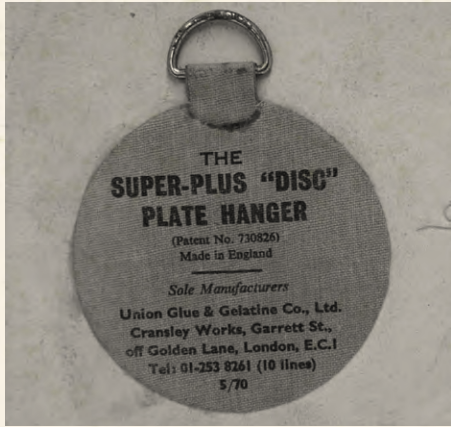
Advertisements for the Union Glue & Gelatine Co Ltd at Cransley Works, Garrett Street (c. 1950)



Detailed 1889 map of London produced to aid insurance companies



1951 aerial bomb damage view, with site highlighted in white (looking South West)



Adhesive plate hangers by Union Glue & Gelatine Co Ltd (c.1960)



# A CONSIDERED NEW ARRIVAL

The arrival experience at 20 Garrett Street has undergone a complete transformation to provide a contemporary first impression of the building.

Attention to design detail has been given to a galvanised steel portal gate signifying and securing the entrance, behind which the contemporary reception provides a warm welcome to occupiers and visitors.



Reception





Ground floor





First floor





Fitted lower ground floor CGI





Second Floor





Typical fitted floor CGI





Third floor





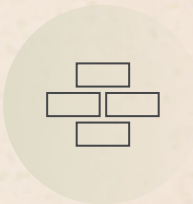
Third floor terrace

## A TRANQUIL TERRACE

Pockets of tranquil outdoor space have been thoughtfully imagined to offer space to recharge, collaborate and entertain clients.



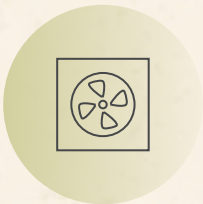
# NEXT LEVEL SPECIFICATION



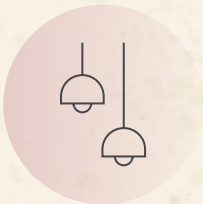
Architecturally designed former warehouse building



Exposed steel columns



New exposed air conditioning & air handling system



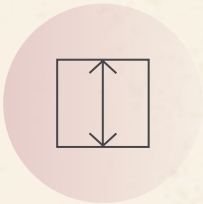
Modern suspended pendant lighting



High natural light levels



Efficient floorplates



Floor to ceiling glazing



Terrace on 3rd floor with views across the City



Newly landscaped courtyard at Lower Ground floor level



New WC & shower facilities



New bike facilities







# SMART THINKING

The redevelopment of 20 Garrett Street has been extensively considered to complement the rich history of the site while offering a sustainable, forward-thinking and future-proof building.



## Building re-use

Architecturally designed former warehouse building where features have been retained and optimised to minimise embodied carbon and building waste through construction.



## Natural daylight

Original restored Crittall windows provide the building occupants with ample natural daylight.



## Energy efficient lighting

Energy efficient lighting using occupant movement sensor technology to minimise energy.



## Social interaction

A landscaped courtyard and 3rd floor city view terrace provide access to fresh air, touches with nature and enhanced social interaction.



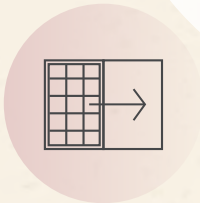
## Active commuting

New end of journey bike storage, and shower facilities provide enhanced user experience and promote physical activity.



## Physical activity

Activated staircase designed to promote physical movement throughout the building.



## Natural ventilation

Large openable Crittall windows providing building occupants with ample access to fresh air.



## Biophilic design

Use of natural materials, textures and planting within social interaction spaces to provide touches with nature.



## Zero carbon heat source

Building heat source is electrically fed, with no reliance on carbon intensive fossil fuels.



## Efficient floorplates

Bright open workspaces encourage productivity and aid occupier wellbeing.





# FLOOR PLANS

Ground  
3,639 Sq Ft / 338.1 Sq M

Lower Ground  
3,781 Sq Ft / 351.3 Sq M



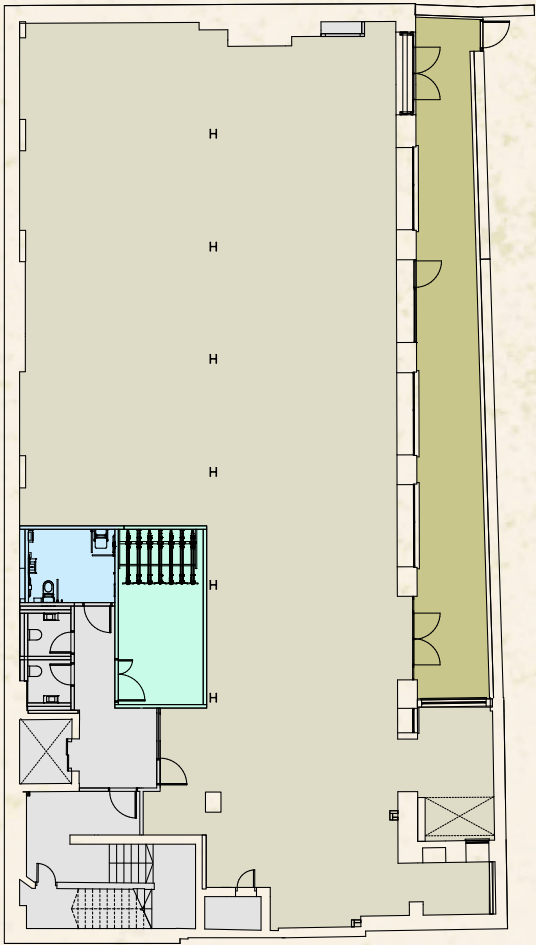
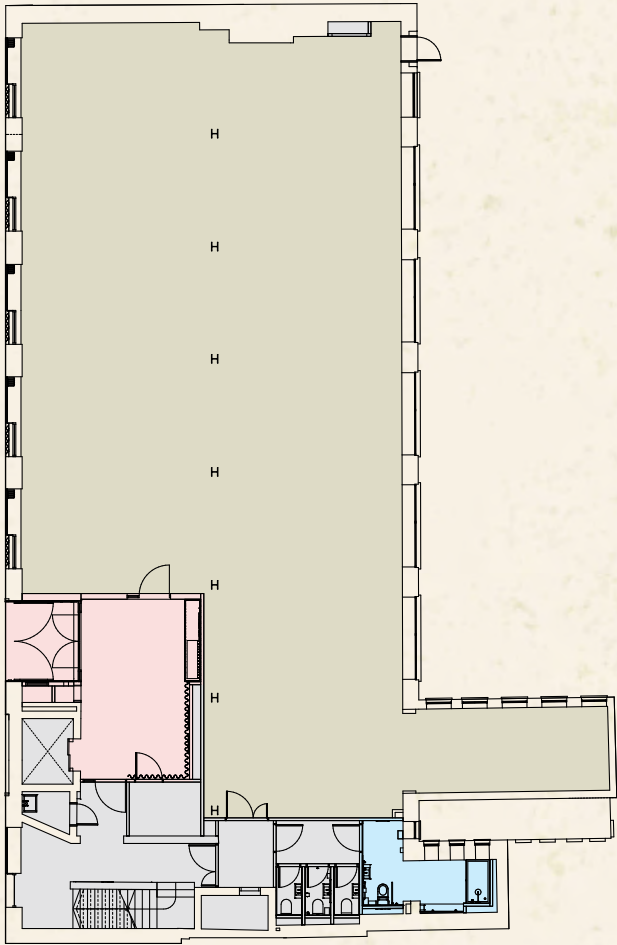
Floor	Sq Ft		Sq M		Combined Floors	
					Sq Ft	Sq M
Third*	2,443		226.9			
Second*	3,959		367.8			
First	4,306		400.1			
Ground*	3,639		338.1		7,420	689.4
Lower Ground*	3,781		351.3			
Total	18,128		1,684.2			

\* Available as combined.

Total occupancy:  
1:10 ratio - 69 desks  
1:8 ratio - 86 desks

- Office
- Core
- Terrace
- Reception
- Showers
- Bike Storage

For indicative purposes only. Not to scale.





# FLOOR PLANS

Second  
3,959 Sq Ft / 367.8 Sq M

Third  
2,443 Sq Ft / 226.9 Sq M



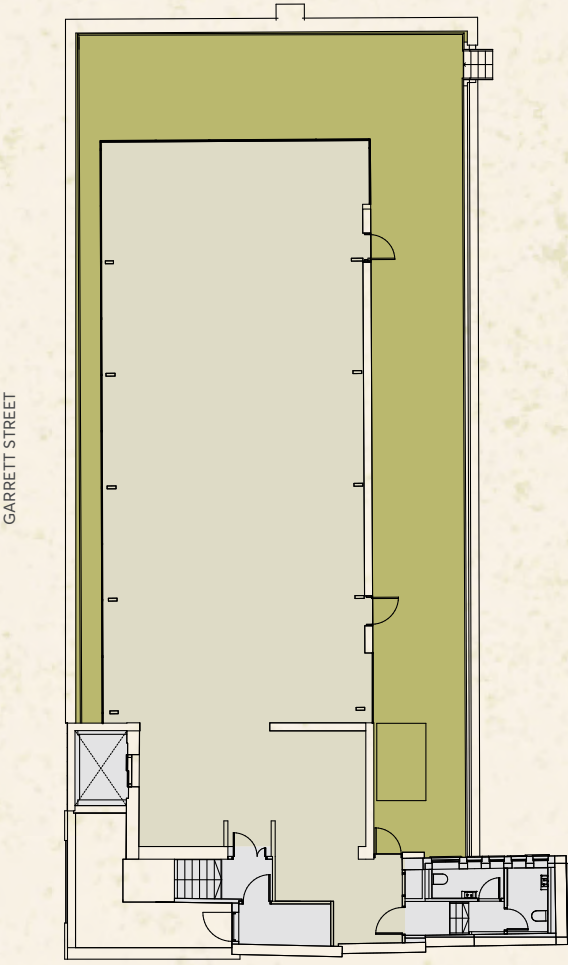
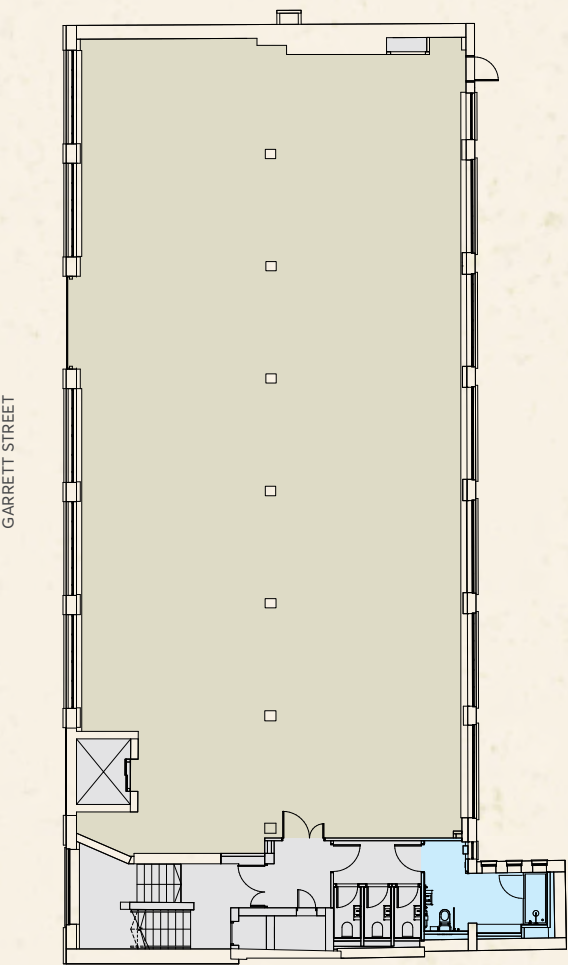
Floor	Sq Ft		Sq M		Combined Floors	
					Sq Ft	Sq M
Third*	2,443	226.9			6,402	594.7
Second*	3,959	367.8				
First	4,306	400.1				
Ground*	3,639	338.1				
Lower Ground*	3,781	351.3				
Total	18,128	1,684.2				

\* Available as combined.

Total occupancy:  
1:10 ratio - 59 desks  
1:8 - 74 desks

- Office
- Terrace
- Core
- Showers

For indicative purposes only. Not to scale.





# FLOOR PLANS



Floor	Sq Ft	Sq M
Third*	2,443	226.9
Second*	3,959	367.8
First	4,306	400.1
Ground*	3,639	338.1
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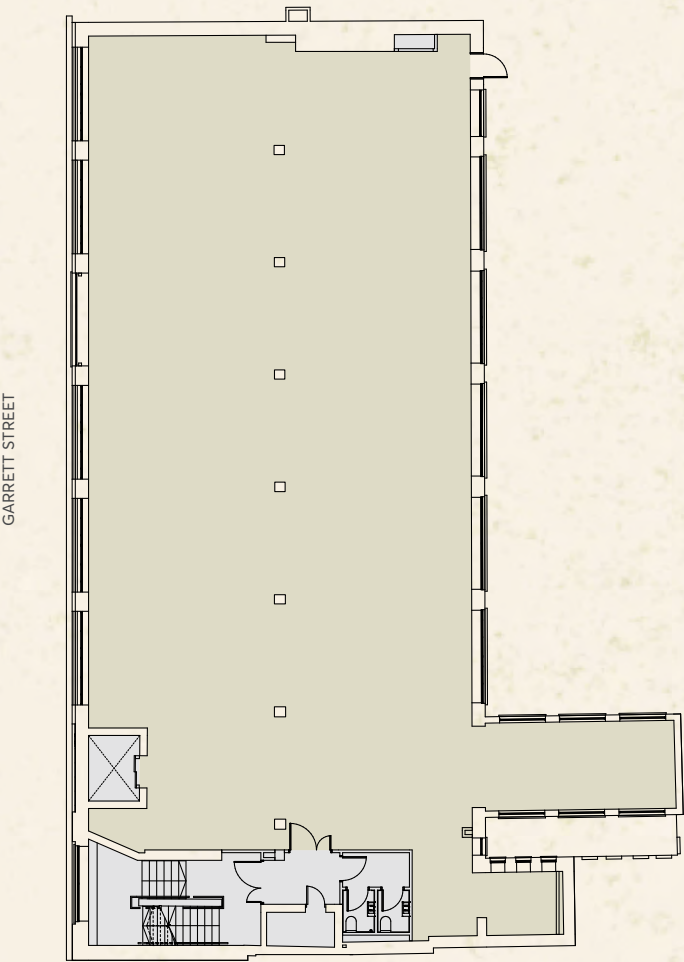
Total occupancy:  
1:10 ratio - 40 desks  
1:8 ratio - 50 desks

- Office
- Core

For indicative purposes only. Not to scale.

## First

4,306 Sq Ft / 400.1 Sq M





# ON YOUR DOORSTEP



Shoreditch Grind



Bunhill Fields



Fare

20 Garrett Street's position means occupiers can access the transport network and local amenity offering with ease.

Old Street, Shoreditch and Farringdon are all just a short walk away with the best of the City's eclectic restaurant, food and bar offering. For those in need of a cultural fix the Barbican offers a world-class programme of art, film and theatre events and outstanding outdoor public spaces.



Look mum no hands!



Barbican



St Luke's Garden



# WHITECROSS STREET FOOD MARKET



Whitecross Street



Luardos Burritos



Yum Bowl



Whitecross Street



Market Restaurant

Occupiers can enjoy a vibrant array of street food from across the globe at the legendary Whitecross Street market, located just moments from their front door.



Mula Café



# A VIBRANT OFFERING

## Amenities

- 1

Trade
- 2

Bleeding Heart
- 3

Bone Daddies
- 4

Breddos Tacos Clerkenwell
- 5

Serata Hall
- 6

Flight Club
- 7

Gymbox
- 8

Clerkenwell & Social
- 9

Look Mum No Hands
- 10

Passo
- 11

The Zetter Townhouse
- 12

Brutto
- 13

The Slaughtered Lamb
- 14

Mondrian Shoreditch
- 15

BrewDog
- 16

Vinoteca
- 17

Whitecross Market
- 18

Luca
- 19

Iberica
- 20

The Green
- 21

Granger & Co
- 22

Sessions Arts Club
- 23

St John
- 24

Bench
- 25

Fare
- 26

Artillery Arms
- 27

Fast Break
- 28

The Coffee Trade
- 29

Mola Café
- 30

FWD Coffee
- 31

The Jugged Hare
- 32

Chiswell Street Dining Rooms





# ATTRACTING THE BEST TALENT

## Occupiers

- 1

Adobe
- 2

Amazon
- 3

BGL Group
- 4

Box.com
- 5

EMAP
- 6

Farfetch
- 7

Google 'Campus London'
- 8

Capital One
- 9

John Brown Media
- 10

Mind Candy
- 11

Morning Star
- 12

MullenLowe Group
- 13

Neulion
- 14

Pusher
- 15

R/GA
- 16

Runway East
- 17

Sage
- 18

Accenture Song
- 19

WeWork
- 20

London College of Fashion
- 21

Alexander McQueen
- 22

YouGov
- 23

AO.com
- 24

Dept Agency
- 25

HiBob Inc
- 26

Beamery
- 27

Anomoly Architects
- 28

AHMM Architects
- 29

Go Cardless
- 30

Future Games of London
- 31

Turner Broadcasting
- 32

Elder
- 33

Leigh Day
- 34

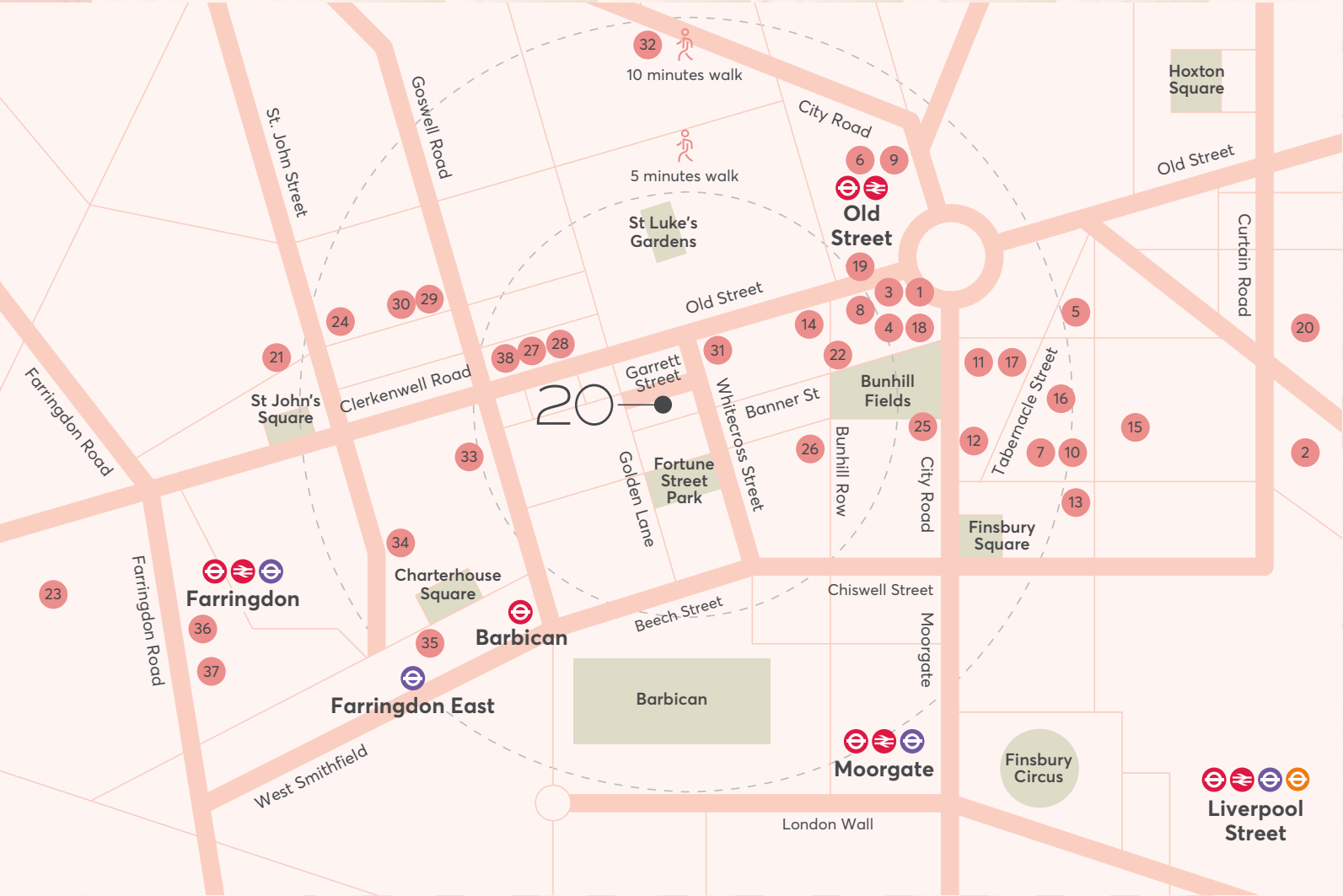
Live Nation
- 35

TikTok
- 36

Snapchat
- 37

Depop
- 38

Anomoly London





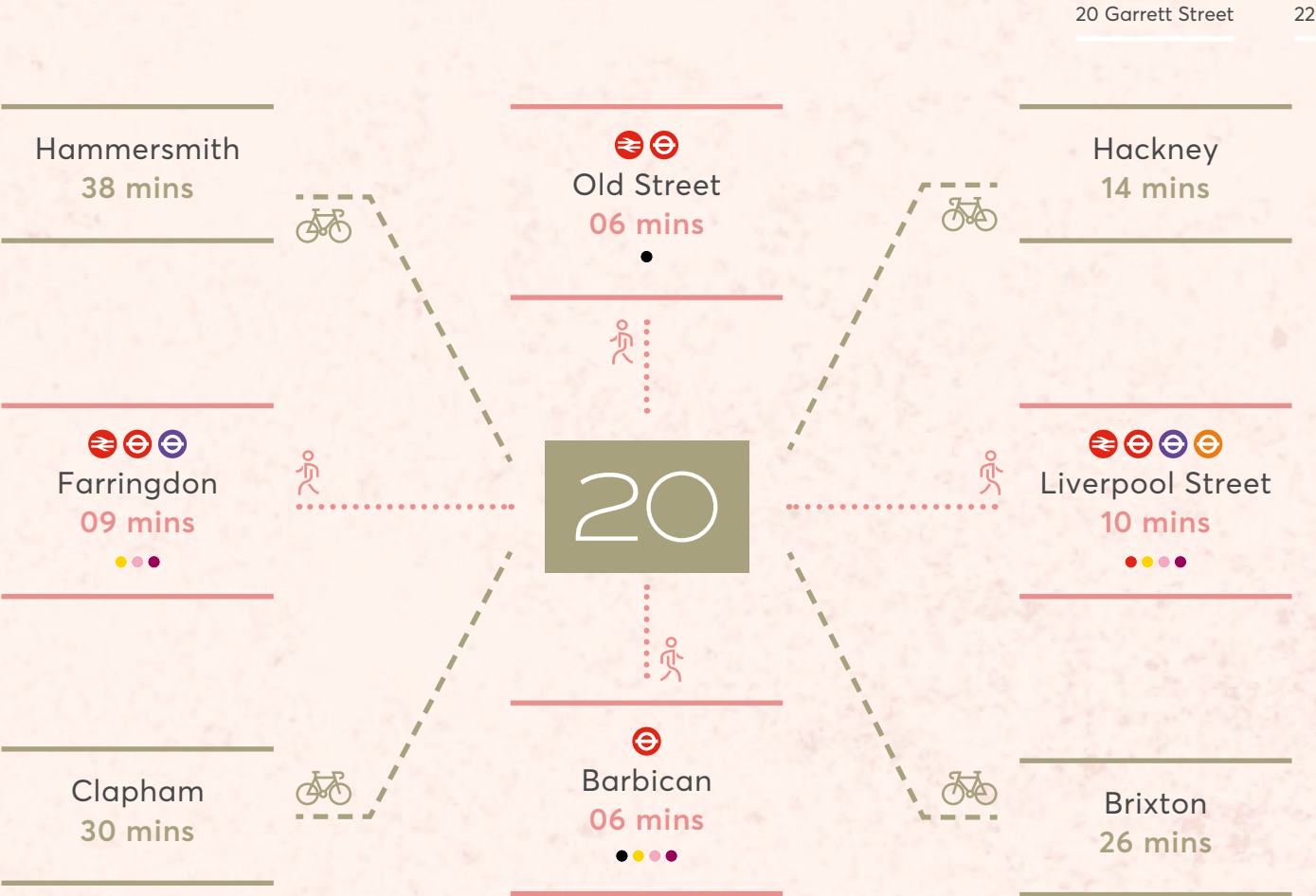
# ON THE MOVE

Within a short walk of major transport hubs, it's easy to get around whether by tube, rail, bike or foot.

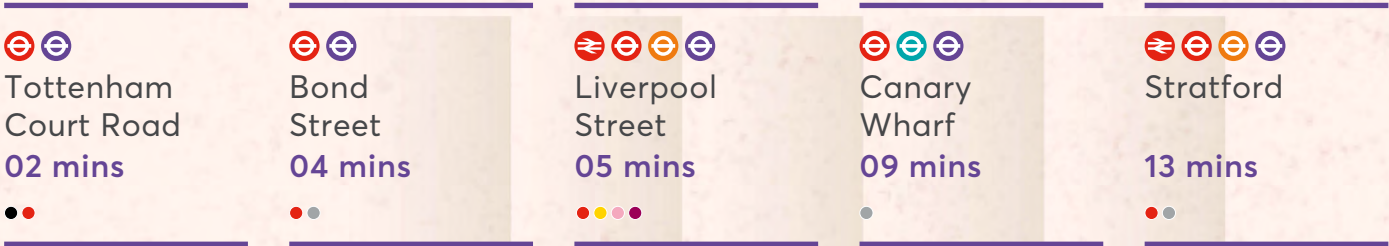
The newly opened Elizabeth Line (Moorgate, Liverpool Street and Farringdon stations) has reduced travel times across London. And, with Farringdon East Crossrail entrance within a ten minute walk – the West End can now be reached in under 15 minutes.

● Walk times ● Cycle times

Travel times source: TfL



Elizabeth line journey times from Farringdon





## Further information

For further information, please contact the sole letting agents:

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## twentygarrettstreet.co.uk

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