

PENNYBANK, 33-35 ST JOHN'S SQUARE, LONDON EC1

1,851 SQ FT



DESCRIPTION

A former Victorian artisan tenement block, Pennybank has been rebuilt behind a retained facade to provide exceptional workspace, designed by EMRYS Architects.

Winner of the 2022 BCO London Regional award for projects up to 1500 sq m just the ground floor remains available. The prominent ground floor self-contained unit will be fitted out to a new CAT A condition with kitchen and WC's suitable for office or showroom use with entrances on both Clerkenwell Road and St John's Square.

LOCATION

Sitting on the corner of Clerkenwell Road and St John's Square, Pennybank is at the heart of London's design district. Home to the tech and creative industries and an endless supply of London's best restaurants, cafes and bars.

Located just minutes from Farringdon Station, one of London's most connected transport hubs with access to the Circle, Hammersmith & City, Metropolitan, Thameslink and Elizabeth lines.

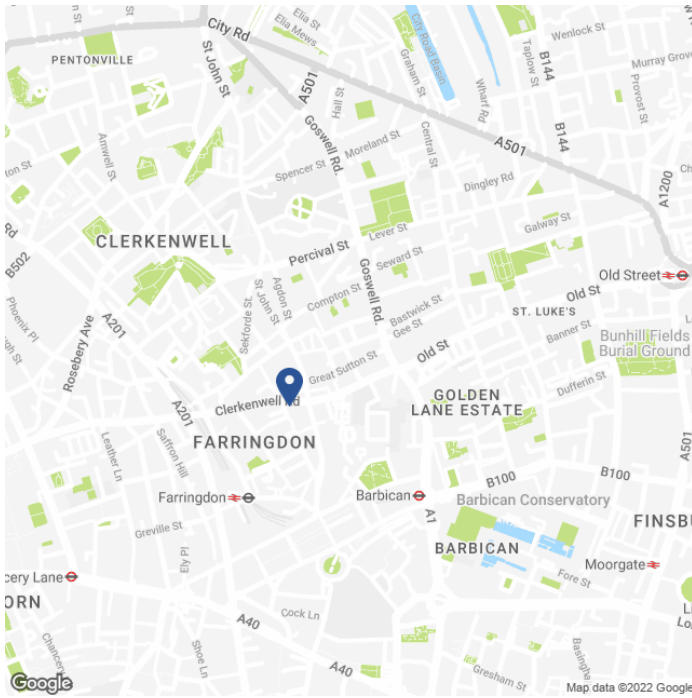
SPECIFICATION

- Self-contained unit.
- Entrances on Clerkenwell Road and St Johns Square.
- Exposed original brickwork and exposed steel beams.
- New high grade kitchen.
- New demised WC's.
- New AC system.
- Preinstalled fibre.
- New metal tiled raised floors.
- New showers, cycle store and lockers at LG.
- DDA compliance.

AVAILABLE ACCOMMODATION

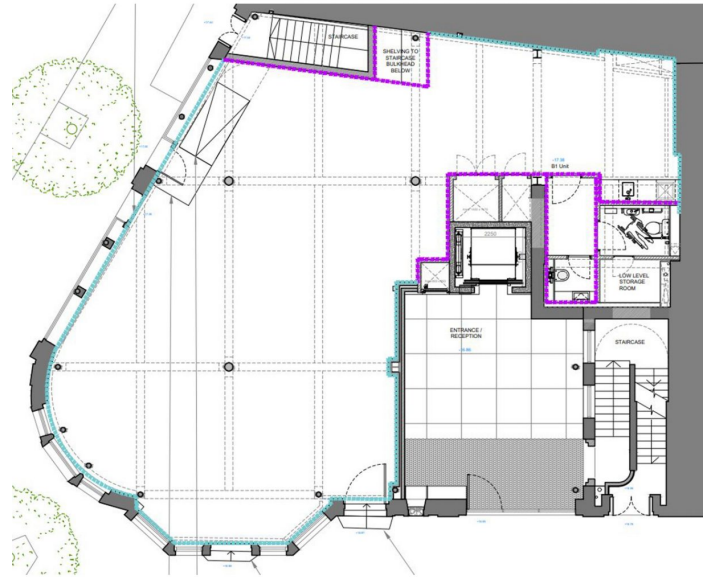
FLOOR	SQ FT	SQ M
GROUND	1,851	172
TOTAL	1,851	172

MAP



FLOOR PLAN

Ground Floor



TENURE

Lease:	New Lease for a term by arrangement direct from the landlord.
Guide Rent:	TBC.
Business Rates Est:	£23.85 per sq ft.
Service Charge:	£9.94 per sq ft.
VAT:	Elected.
EPC:	C (G - shell condition).

CONTACT

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FURTHER INFORMATION

