

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

1,270 - 14,424 SQ FT



DESCRIPTION

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

The LG and Ground floors have been extensively refurbished to provide a prominent corner showroom. The upper office floors with typical floorplates of 1,900 sq ft provide fantastic natural light owing to the buildings combination of modern full height and original windows curved around the building. The top floor features a wraparound terrace with exceptional views across London.

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, soon to be one of London's most connected transport hubs with access to the Circle, Hammersmith & City, Metropolitan, Thameslink and Elizabeth lines.

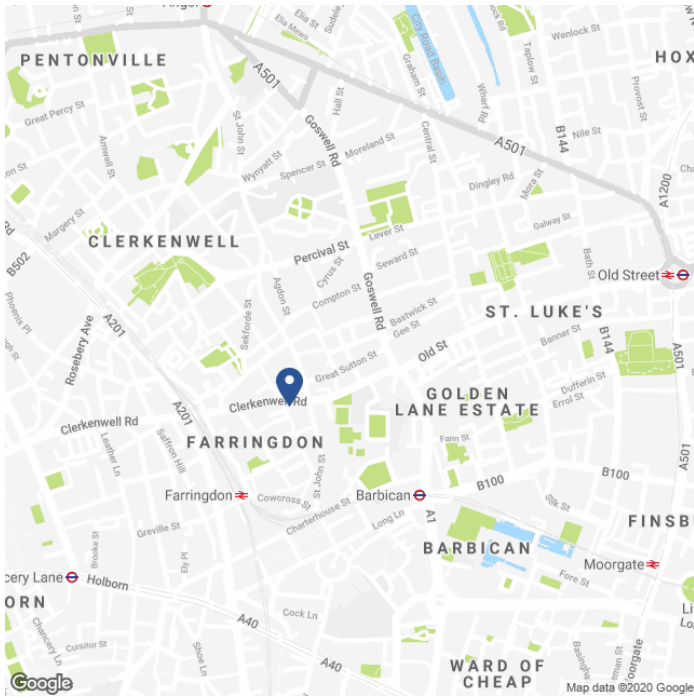
SPECIFICATION

- High occupational density of 1:8m².
- Roof terrace on 6th floor and terrace on 1st floor.
- Exposed original brickwork and exposed steel beams.
- New Juliette balconies on upper floors.
- New high grade kitchens in situ on each floor.
- New bespoke designed WC's on each floor.
- New underfloor AC system.
- BT Openreach high speed fibre line installed to each floor.
- New metal tiled raised floors.
- New plasterboard ceilings with inset LED feature lighting.
- New 13 person passenger lift
- New showers, cycle store and lockers.
- DDA compliance.

AVAILABLE ACCOMMODATION

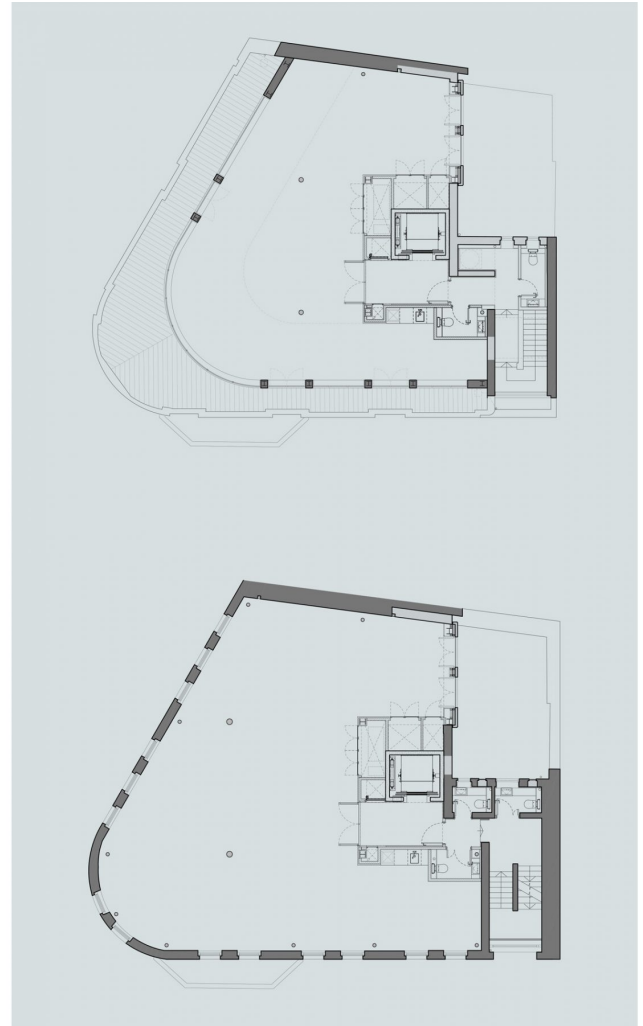
FLOOR	SQ FT	SQ M
6TH - TERRACE	1,507	140
5TH	1,927	179
4TH	1,916	178
3RD	1,916	178
2ND	1,916	178
1ST	1,981	184
GROUND	1,991	185
LG	1,270	118
TOTAL	14,424	1,340

MAP



FLOOR PLAN

Sixth & Third Floors



TENURE

Lease:	New Lease for a term by arrangement direct from the landlord.
Available:	September 2020.
Guide Rent:	TBC
Business Rates:	TBC
Service Charge:	TBC
VAT:	Elected.
EPC:	TBC

CONTACT

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FURTHER INFORMATION

