

50 GT. SUTTON ST.



STRAUS HAUS

CLERKENWELL | EC1

MICRO BROCHURE

- 49,000 sq.ft. (approx) Clerkenwell HQ Building
- Designed by Piercy&Company architects
- Floor plates range from approx 7,000 - 9,000 sq.ft.
- Multiple private terraces and courtyards
- Outstanding end-of-trip facilities, including Wellness Studio and 100+ bike racks

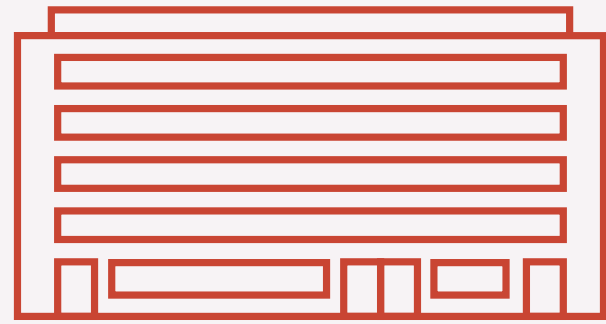


OFFICE FACADE (CGI REPRESENTATION)

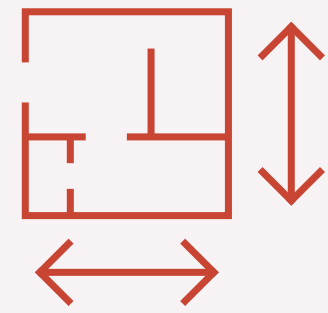


FIRST FLOOR PRIVATE TERRACE & GROUND FLOOR PRIVATE SHOWROOM COURTYARD (CGI)

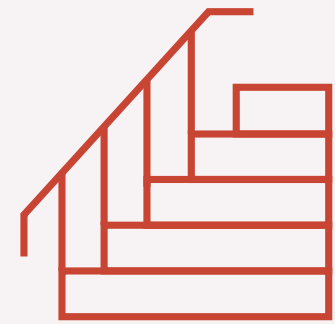
SPECIFICATION



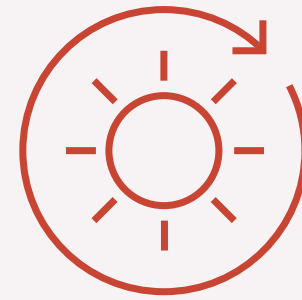
49,000 sq.ft.
Clerkenwell HQ building



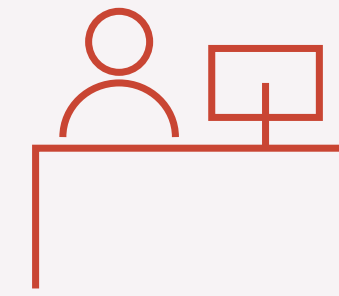
Typical Floor plates range
from 7,000 - 9,000 sq.ft.
approx



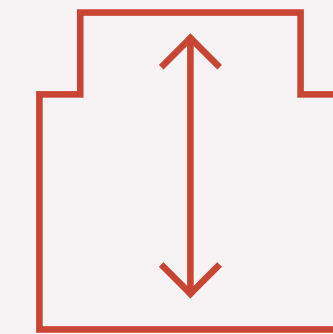
Self-contained ground
and lower ground unit with
direct access from
Great Sutton Street



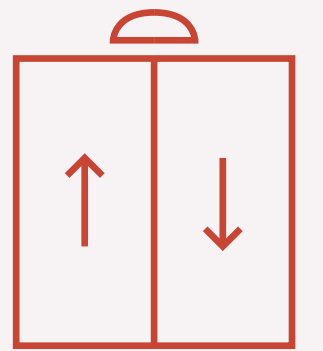
Superb natural daylight
throughout the building



Thoughtfully designed
remodel of entrance lobby



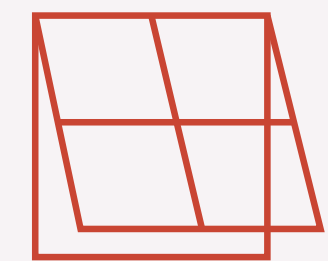
Floor to ceiling heights
from 2.64m- 2.85m



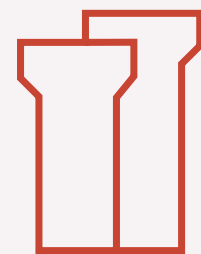
2 Passenger lifts



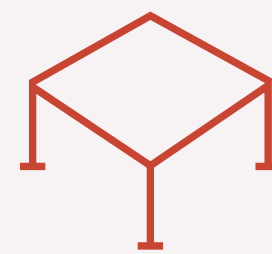
All-electric building,
powered by 100%
renewable energy



New double-glazed, operable
windows throughout



Characterful grit-blasted
concrete beams and
floor columns



Fully accessible
raised flooring



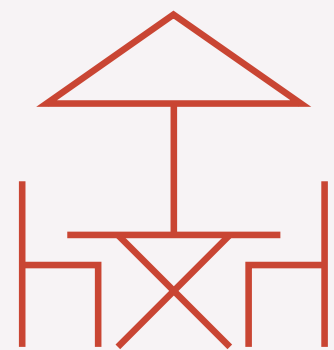
Air-conditioning
via perimeter FCUs



Ceiling mounted LED linear
modular light fittings



1:10 density for building
services and facilities
(assuming 80% occupancy)



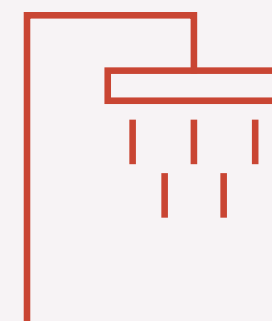
3 x private terraces and
2 x private courtyards



Wellness studio located
within the LG floor



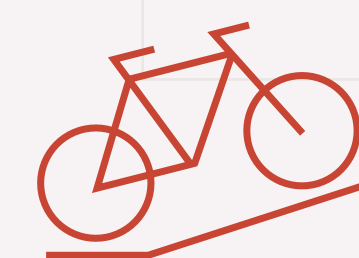
102 lockers



8 showers



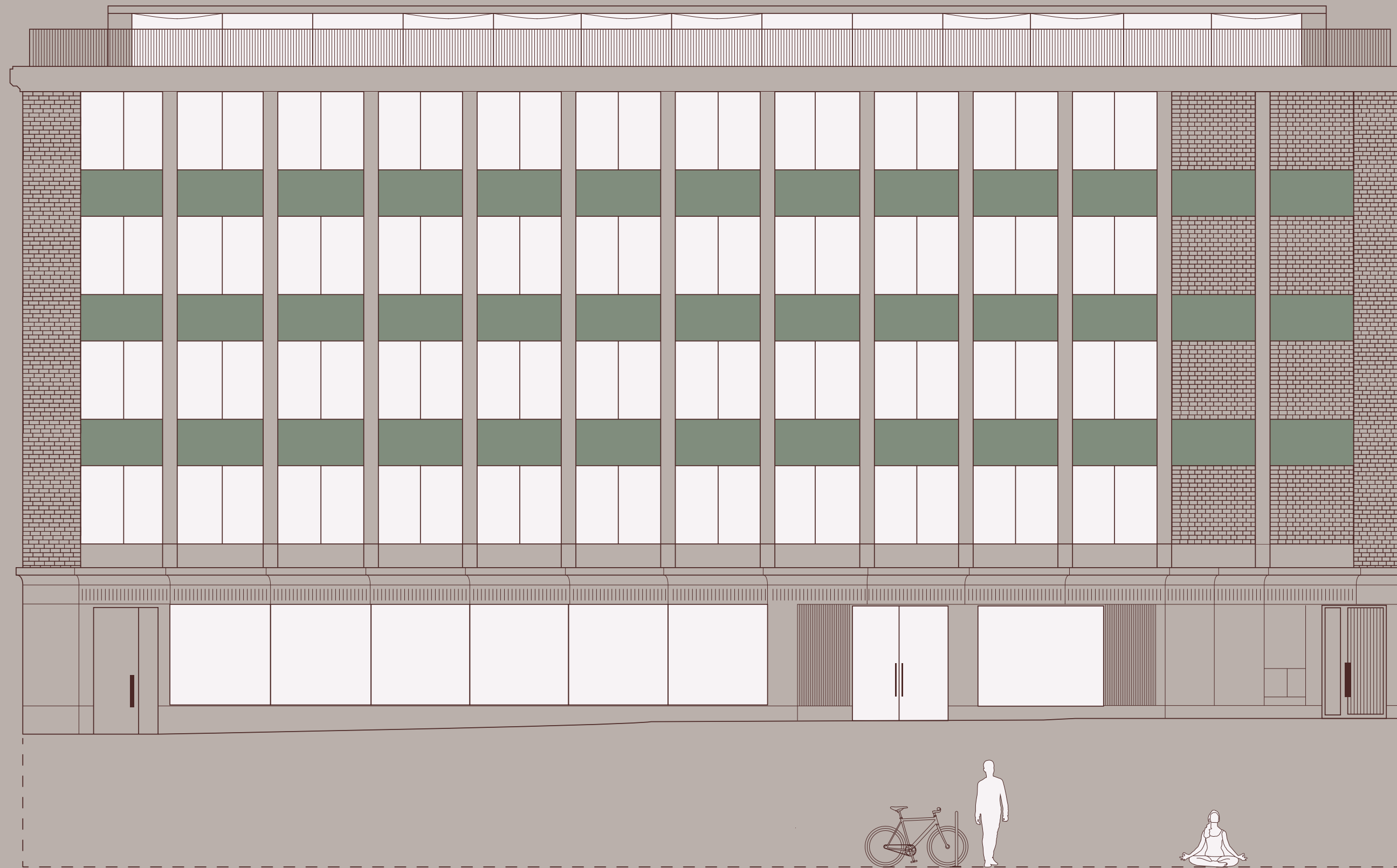
102 cycle spaces



Cycle entry ramp from
Northburgh Street direct
into the secure LG floor



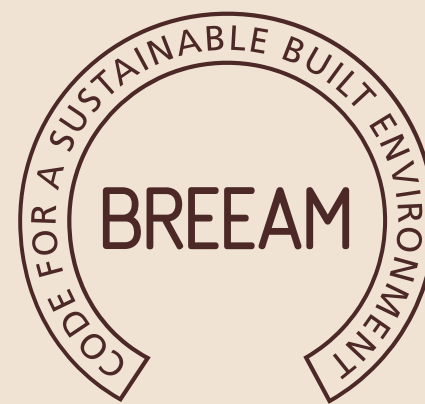
Cycle maintenance service



*Subject to final completion of building works

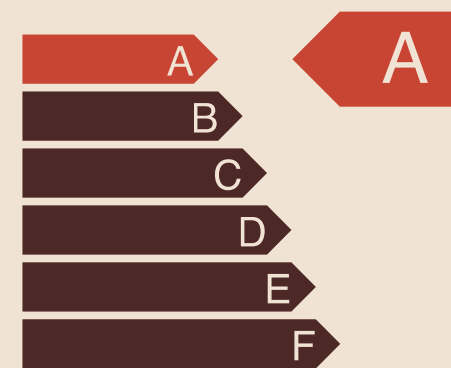
FLOOR	USE	SPACE		TERRACES	
		SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
5	Office	7,276	676	1,400	130
4	Office	8,869	824	-	-
3	Office	8,869	824	-	-
2	Office	8,869	824	-	-
1	Office	8,848	822	760	71
G	Office Reception Showroom	5,016 1,141 LET	466 106	- - -	- -
LG	Showroom	LET	-	-	-
OFFICE SUBTOTAL		48,888	4,542	2,160	201
SHOWROOM SUBTOTAL		LET			
TOTAL		48,888	4,542	2,160	201

BUILDING CERTIFICATES



BREEAM:
Targeting Excellent

BREEAM stands as the leading global method for assessing sustainability in buildings and infrastructure projects



EPC Rating
Targeting A

Greater energy efficiency reduces both emissions and costs



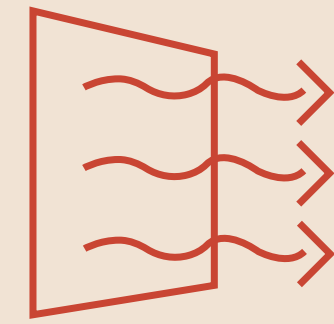
WiredScore
Wired Score:
Targeting Platinum

Enabled digital connectivity and infrastructure

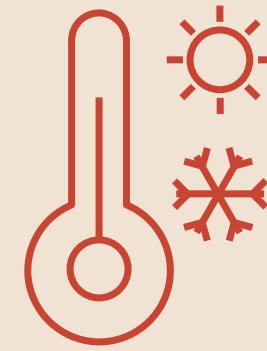
SUSTAINABILITY



UK Net Zero Carbon Standard Ready



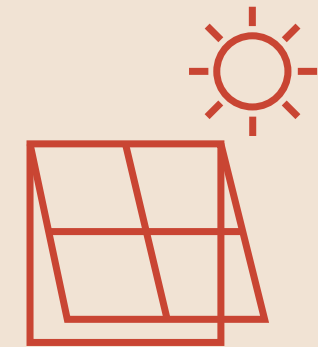
Adoption of passive ventilation strategy, reducing energy and carbon consumption



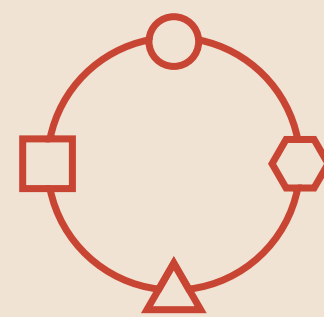
Thermal modelling to reduce overheating



98% of waste to be diverted from landfill. 15% of waste to be recycled



Triple aspect floor plates, promoting natural ventilation and natural light levels



Reclaimed materials used, including recycled raised access floors and restored terrazzo finishes



Climate change risk assessment measures incorporated into the design



Enhanced biodiversity included within the design, adding green spaces



Predicted operational energy to meet UKGBC 2025–2030 target of 130kWh/m²GIA/yr and UK Net Zero Building Standard for refurbishments commencing construction in 2025 of 100Wh/m²GIA/yr

MAKE AN ENQUIRY



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Targeting practical completion during Q1 2026

straushaus.london

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