

THE  
*Buckley*  
BUILDING

49 CLERKENWELL GREEN, EC1

89,050 SQ FT



No. 49  
Clarkson Green

WATERLOO STREET

AN 89,050 SQ FT  
ISLAND SITE  
OFFERING DISTINGUISHED  
WORKSPACE WITH  
AN AUTHENTIC  
WAREHOUSE AESTHETIC

CHARACTER FILLED FLOOR  
PLATES, UNIQUELY SIZED AT  
16,500 SQ FT

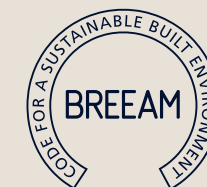
COMMUNAL ROOF TERRACE  
AND PAVILION OFFERING  
SPECTACULAR VIEWS ACROSS  
THE CITY

2.8M–3.5M CEILING HEIGHTS

5-MINUTE WALK TO ELIZABETH  
LINE AT FARRINGDON STATION

A

EPC A



BREEAM  
'Outstanding'



WELL Enabled  
'Platinum'



NABERS UK  
DfP 5 Star  
Base Building



# INDUSTRIAL ELEGANCE RE-CRAFTED

Proudly located on its own island site at the entranceway to Clerkenwell Green, The Buckley Building is an imposing presence within the bustling area of Clerkenwell and Farringdon moments from the Farringdon Elizabeth Line station.

Extensive modifications have re-imagined this 1930s warehouse for a bright future in a vibrant area, providing 89,050 sq ft of modern office space with a sophisticated industrial aesthetic.

CLICK TO PLAY FILM

THE  
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BUILDING



# HISTORY

Formerly known as Woodbridge House, the Buckley Building has a rich industrial heritage dating back to the 1930s. Originally constructed as a factory, it was designed by the industrial architects Fuller, Hall & Foulsham and built speculatively by the Seckford Charity between 1936 and 1939.

Central Atrium in 1996



Exterior in 1994



One of its earliest uses was as a Blue Indigo Dye Factory – a legacy being subtly honoured in the building's contemporary redesign through the use of blue tones.

In the 1980s, the building was converted to office use, concealing much of its strong industrial aesthetic.

Named after BGY founder, Richard Buckley, this building embodies BGY's approach to architectural refinement – uncovering, enhancing, and reinterpreting its original design for the needs of the twenty-first century.

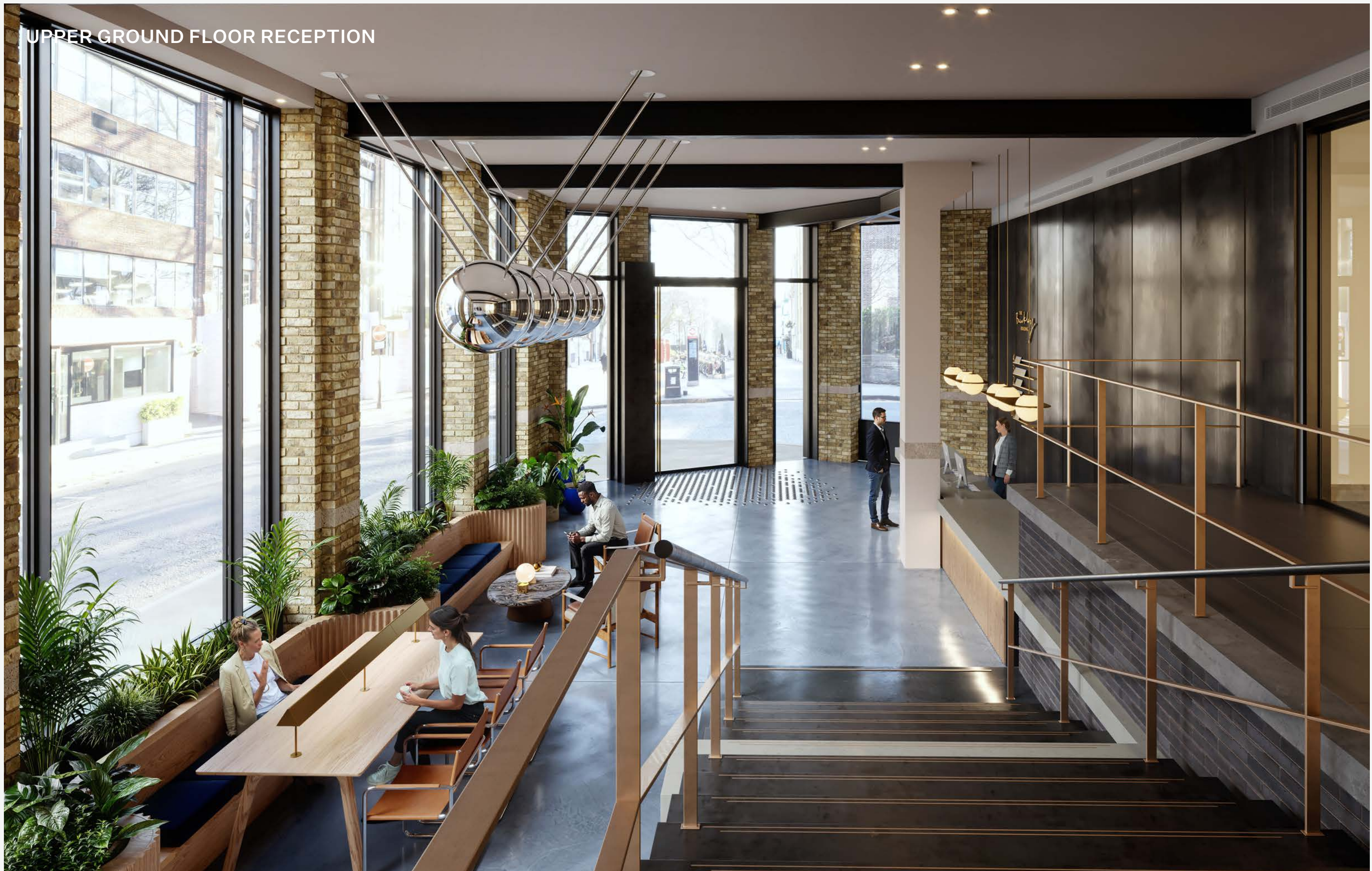
# AVAILABILITY

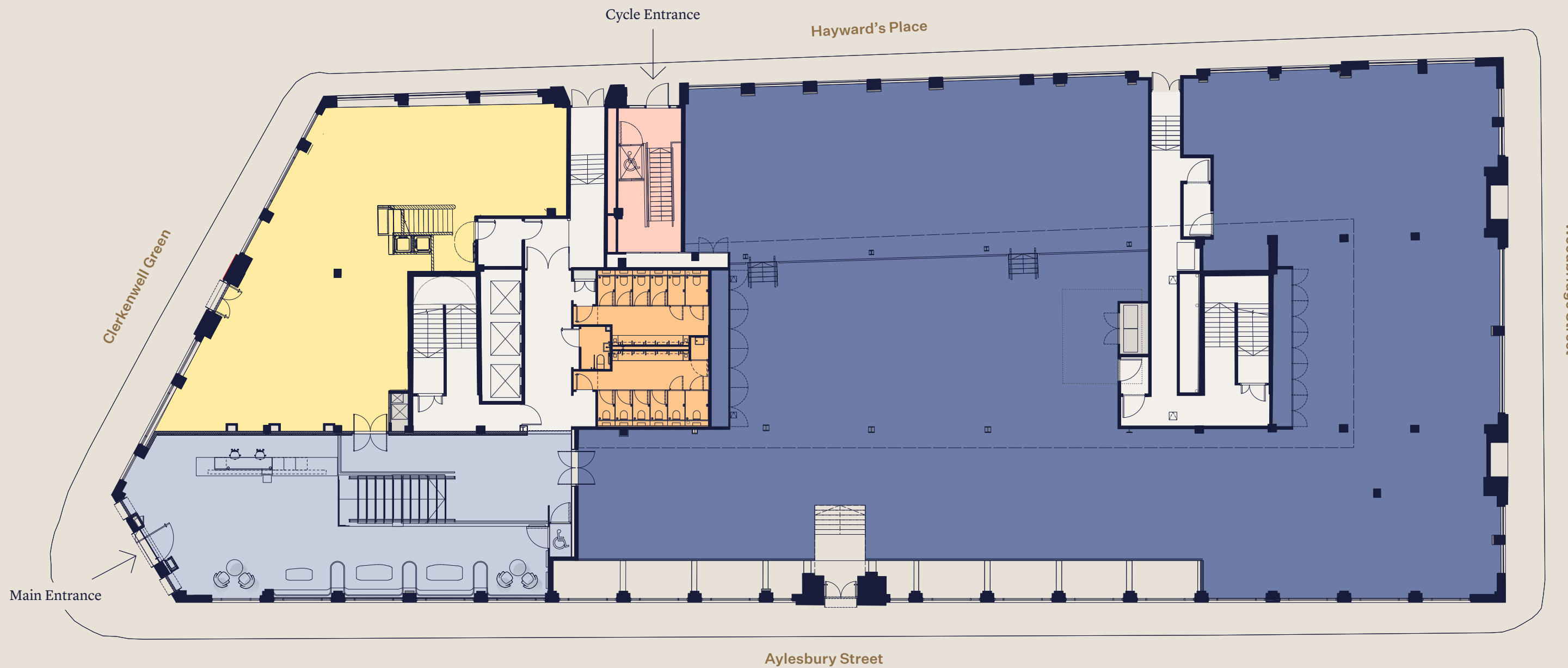
ACCOMMODATION		TERRACES		OFFICE SPACE (NIA)	
FLOOR	TYPE	SQ FT	SQ M	SQ FT	SQ M
FOUR	Tenant Terrace & Pavilion	1,033	96	678	63
MEZZANINE	Office			3,294	306
FOUR	Office			12,863	1,195
THREE	Office			16,544	1,537
TWO	Office			16,544	1,537
ONE	Office			16,630	1,545
UPPER GROUND	Office			10,323	959
	Office / Retail			1,808	168
	Reception			1,916	178
	Ability to be self contained				
LOWER GROUND	Office			7,352	683
	Office / Retail			1,098	102
	Ability to be self contained				
<b>TOTAL</b>		<b>1,033</b>	<b>96</b>	<b>89,050</b>	<b>8,273</b>

UPPER GROUND FLOOR RECEPTION



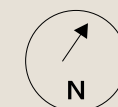
UPPER GROUND FLOOR RECEPTION



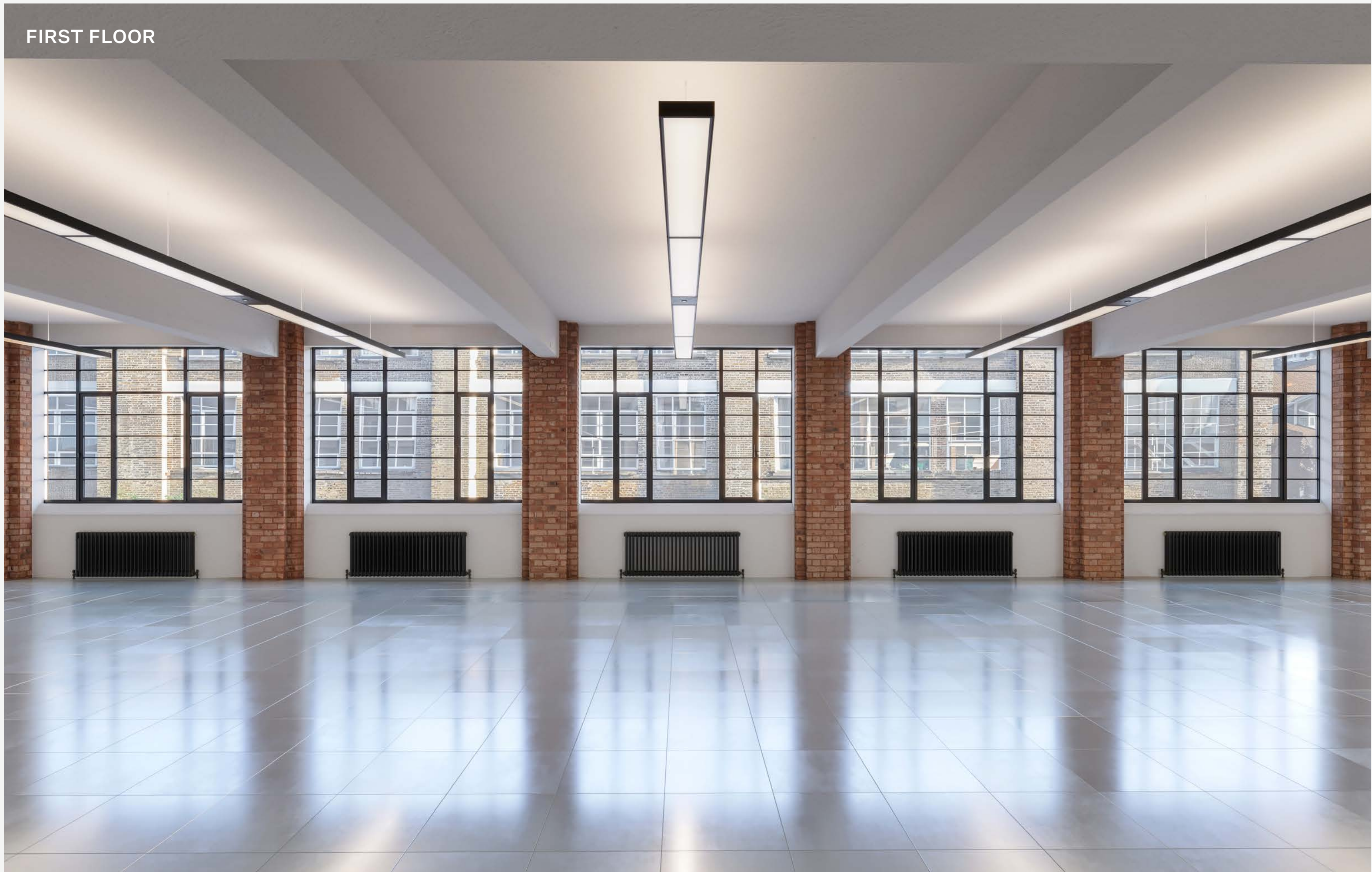


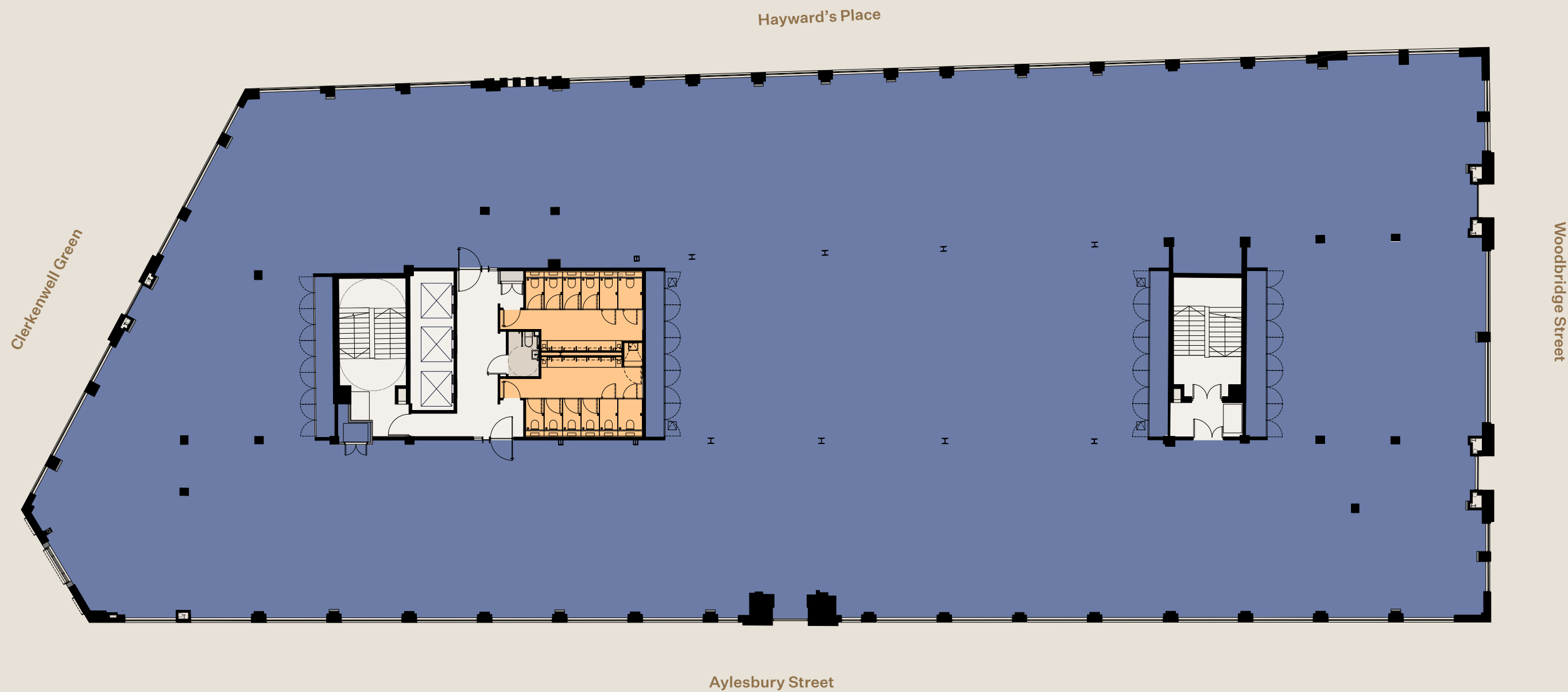
**UPPER GROUND FLOOR** Office 10,323 sq ft Office / Retail 1,808 sq ft Reception 1,916 sq ft

● Office ● Retail ○ Lobby ○ End of Journey ● WCs ○ Reception



FIRST FLOOR





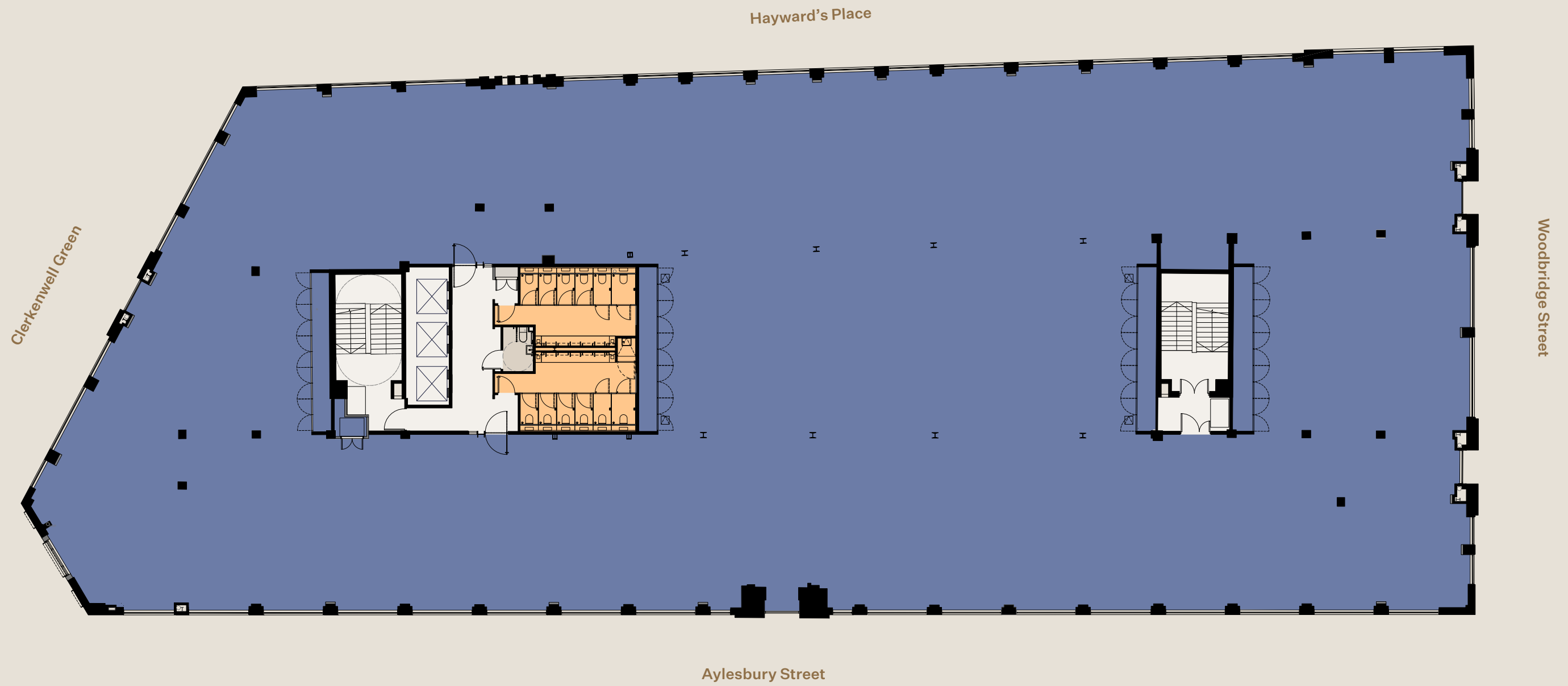
FIRST FLOOR 16,630 sq ft

● Office ○ Lobby ● WCs



SECOND FLOOR

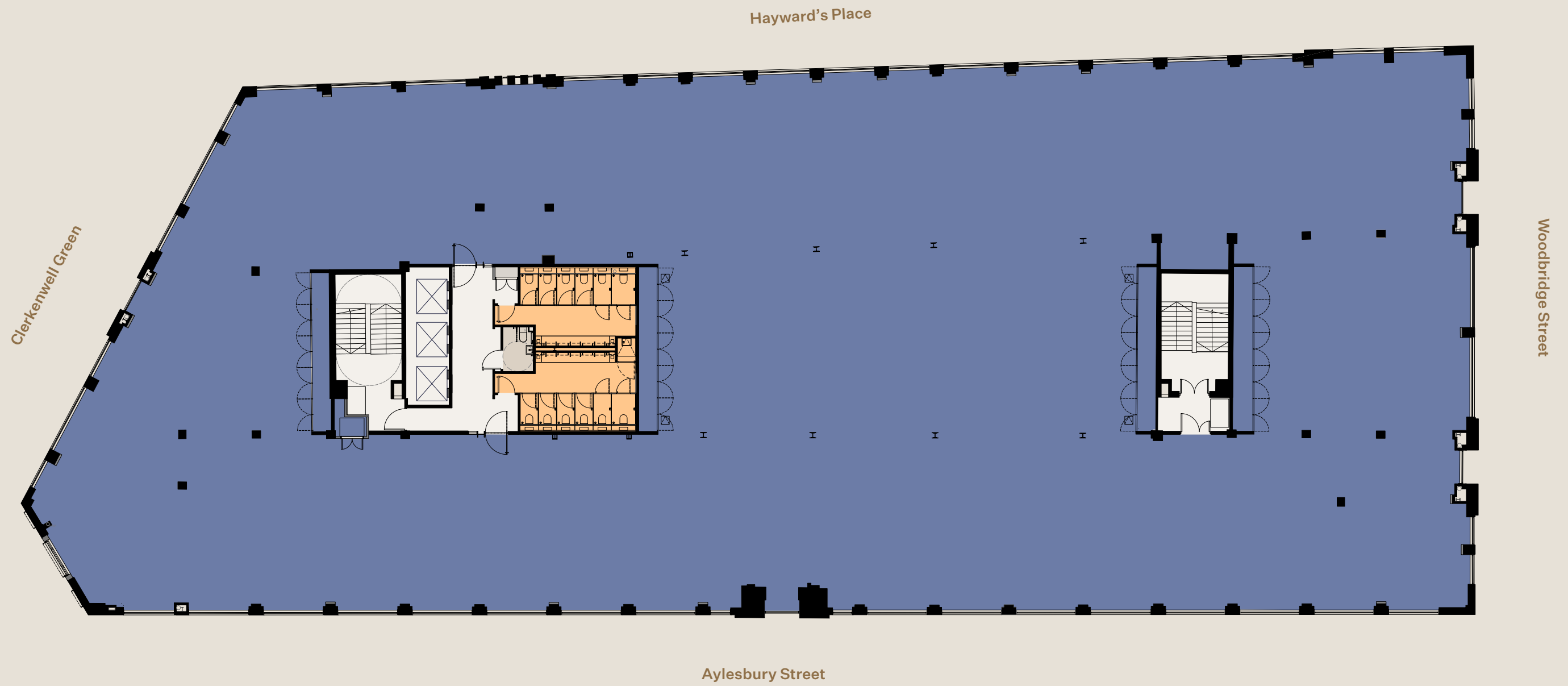




SECOND FLOOR 16,544 sq ft

● Office ○ Lobby ● WCs





THIRD FLOOR 16,544 sq ft

● Office ○ Lobby ● WCs



FOURTH FLOOR

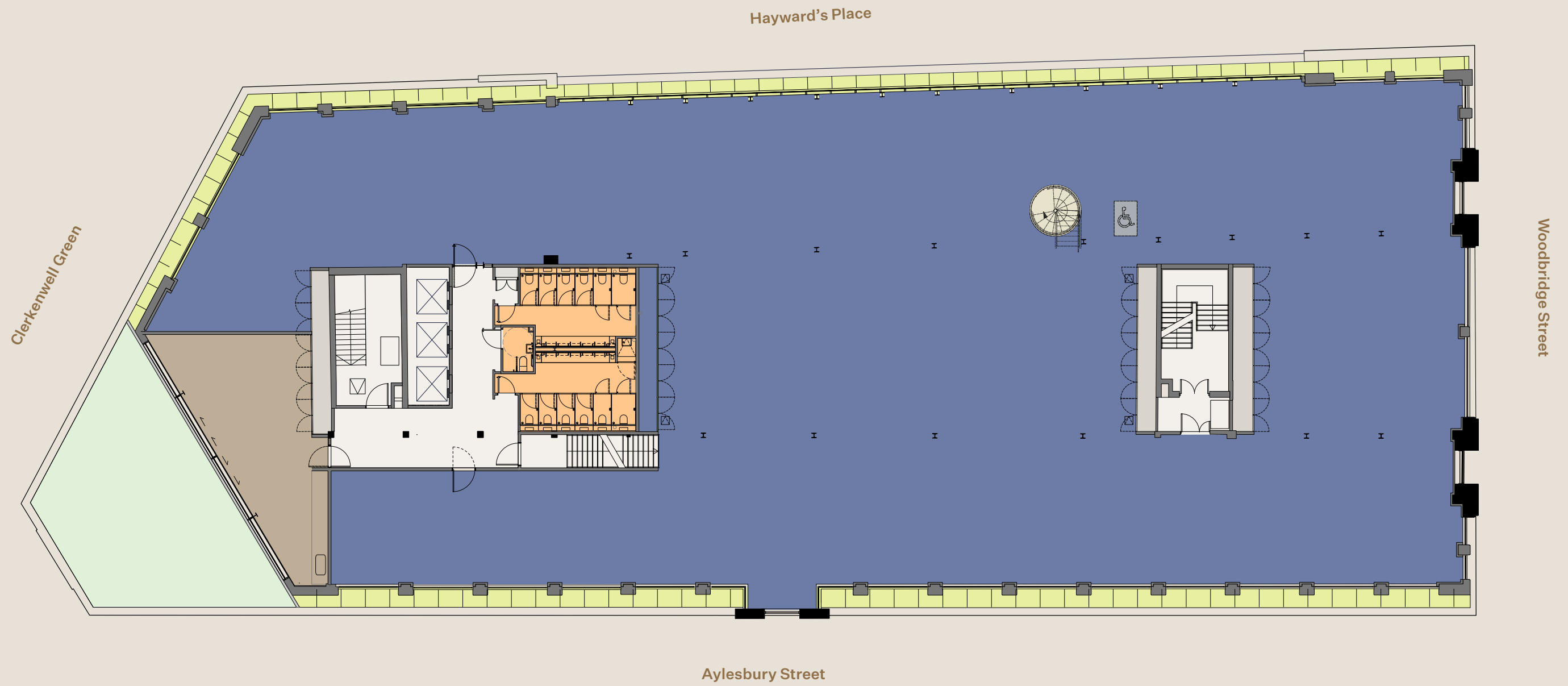


FOURTH FLOOR COMMUNAL PAVILION



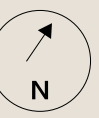
FOURTH FLOOR TERRACE



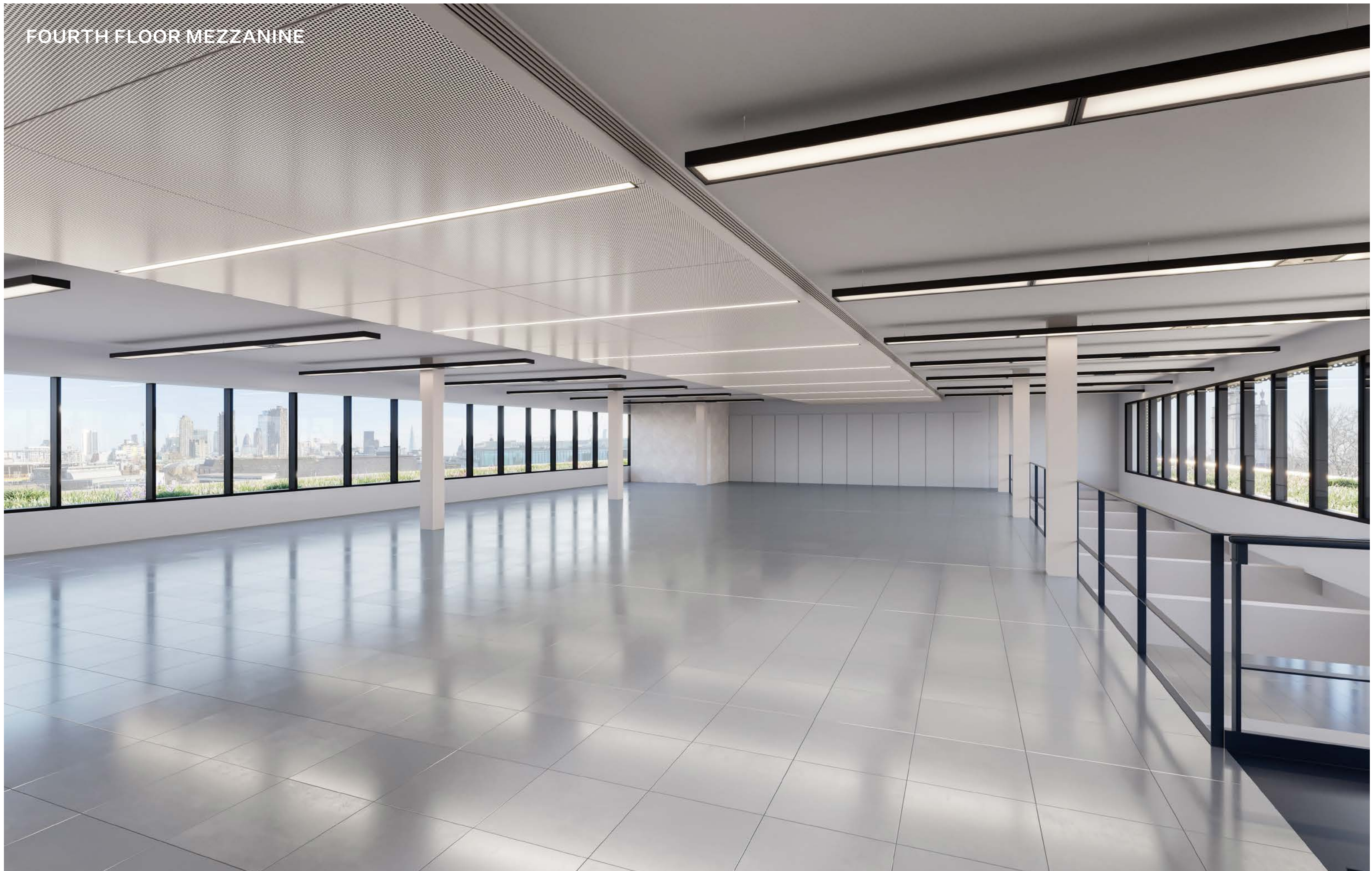


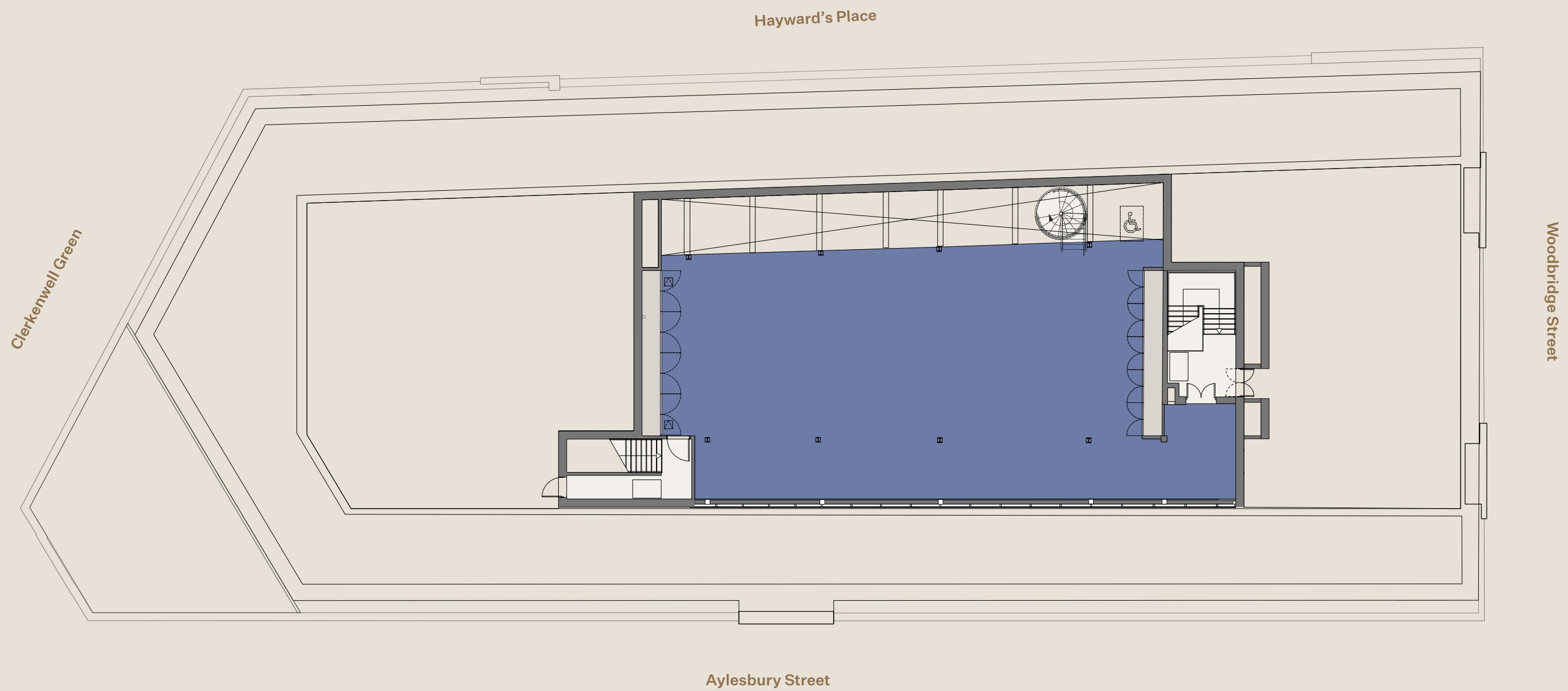
**FOURTH FLOOR** Office 12,863 sq ft Terrace 1,033 sq ft Amenity 678 sq ft

● Office ○ Lobby ○ Terrace ● External Walkway ● Amenity ● WCs



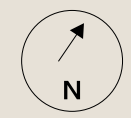
FOURTH FLOOR MEZZANINE





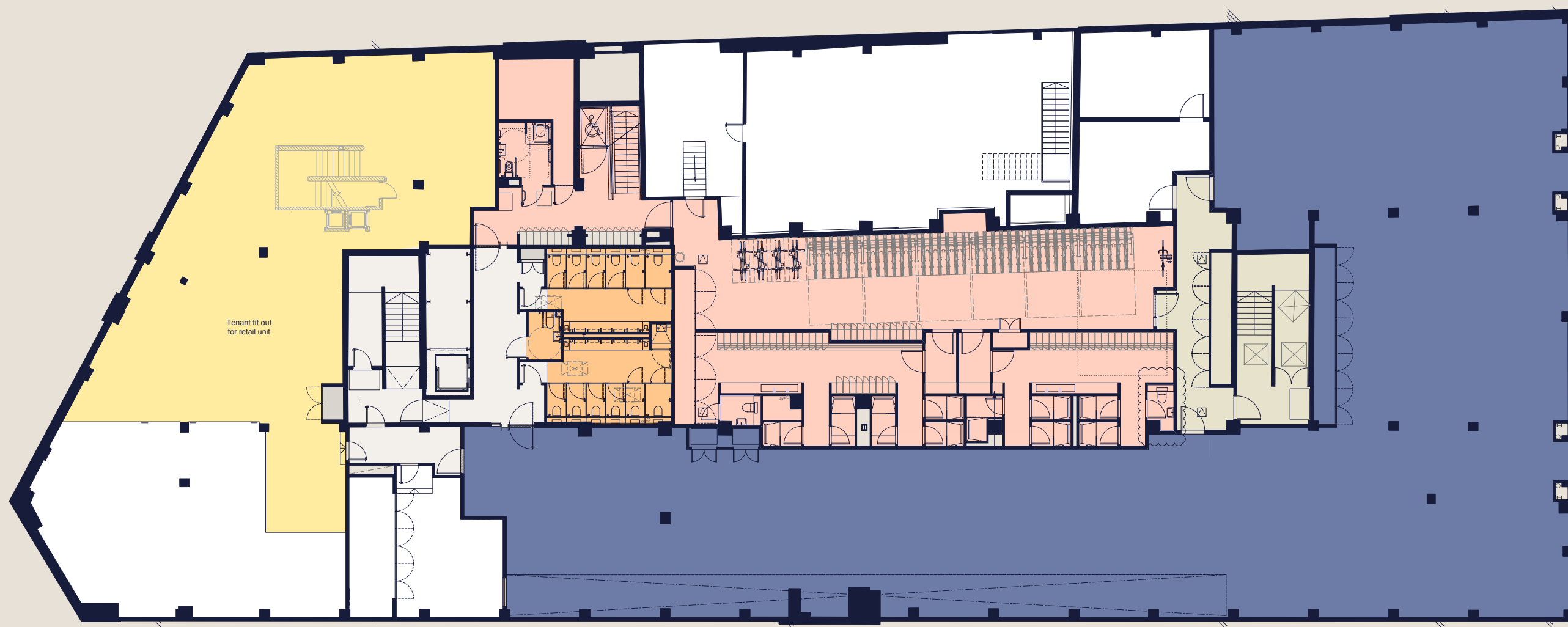
**FOURTH FLOOR MEZZANINE** 3,294 sq ft

● Office ○ Lobby



END OF TRIP FACILITIES

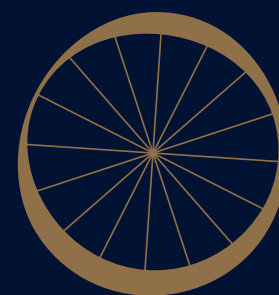




**LOWER GROUND** Office 7,352 sq ft Office / Retail 1,098 sq ft

● Office ● Retail ○ Lobby ○ End of Journey ● WCs ○ Plant





113 BIKE SPACES



130 LOCKERS



11 SHOWERS

#### END OF TRIP FACILITIES

With the addition of a new cycle entrance on Hayward's Place, The Buckley Building enhances its commuter-friendly credentials, featuring secure cycle storage for 113 bikes and direct access to the office floors. Additional amenities include 130 lockers, 11 showers, hairdryers, and straighteners. Designed to establish a more prominent presence along Hayward's Place, the entrance respects existing architectural datums and uses a complementary material palette to maintain visual cohesion with the building's recent enhancements.

# LONDON'S HISTORIC HEART

Clerkenwell has long been a hub for creativity, design, and innovation. Today, it's a destination where architects, tech start-ups, media agencies, and global brands converge. Its vibrant character, walkable neighbourhoods, and deep-rooted history make it one of London's most desirable locations for companies seeking to inspire their teams and impress their clients.





**ON YOUR DOORSTEP**

Start your morning with artisan coffee from Compton Coffee or Prufrock, enjoy lunch at local favourites like St. John, The Eagle, or Luca, and wind down at The Slaughtered Lamb or The Sekforde all within a few minutes' walk. For teams who value both character and connectivity, The Buckley Building offers a truly unbeatable location where old London meets new ideas.

Leather Lane Market



Compton Coffee



An abundance of charming cafés,  
eateries, and bars just moments away

Morchella



Brutto

Bouchon Racine





FOOD & DRINK

- 1. Moro
- 2. Quality Chophouse
- 3. The Eagle
- 4. The Sekforde
- 5. Mag Culture
- 6. The Three Kings
- 7. Sessions Arts Club
- 8. Pret A Manger
- 9. Compton Coffee
- 10. The Slaughtered Lamb
- 11. Breddos Tacos
- 12. FARE
- 13. Luca
- 14. St. John
- 15. Le Cafe Du Marche
- 16. Vinoteca
- 17. Brutto
- 18. Clerkenwell Kiosk
- 19. Bourne & Hollingsworth
- 20. Morchella
- 21. Piano Works
- 22. Farmer J's
- 23. Gail's
- 24. FWD Coffee

HOTELS

- 1. Zettler Townhouse
- 2. Yotel
- 3. The Rookey
- 4. The Malmaison



# IN GOOD COMPANY

LinkedIn



Amazon



Saatchi & Saatchi



Alexander McQueen



Snapchat



TikTok



Julius Bar



AHMM Architects



Goldman Sachs



Hogan Lovells



Indeed



Publicis Groupe



Clerkenwell hosts a vibrant community of innovators across the creative, tech, and media sectors.

# UNRIVALLED CONNECTIVITY

## ELIZABETH LINE



## CIRCLE LINE



## HAMMERSMITH & CITY LINE



## METROPOLITAN LINE



## THAMESLINK



### EXPLORE LONDON AND BEYOND FROM FARRINGDON

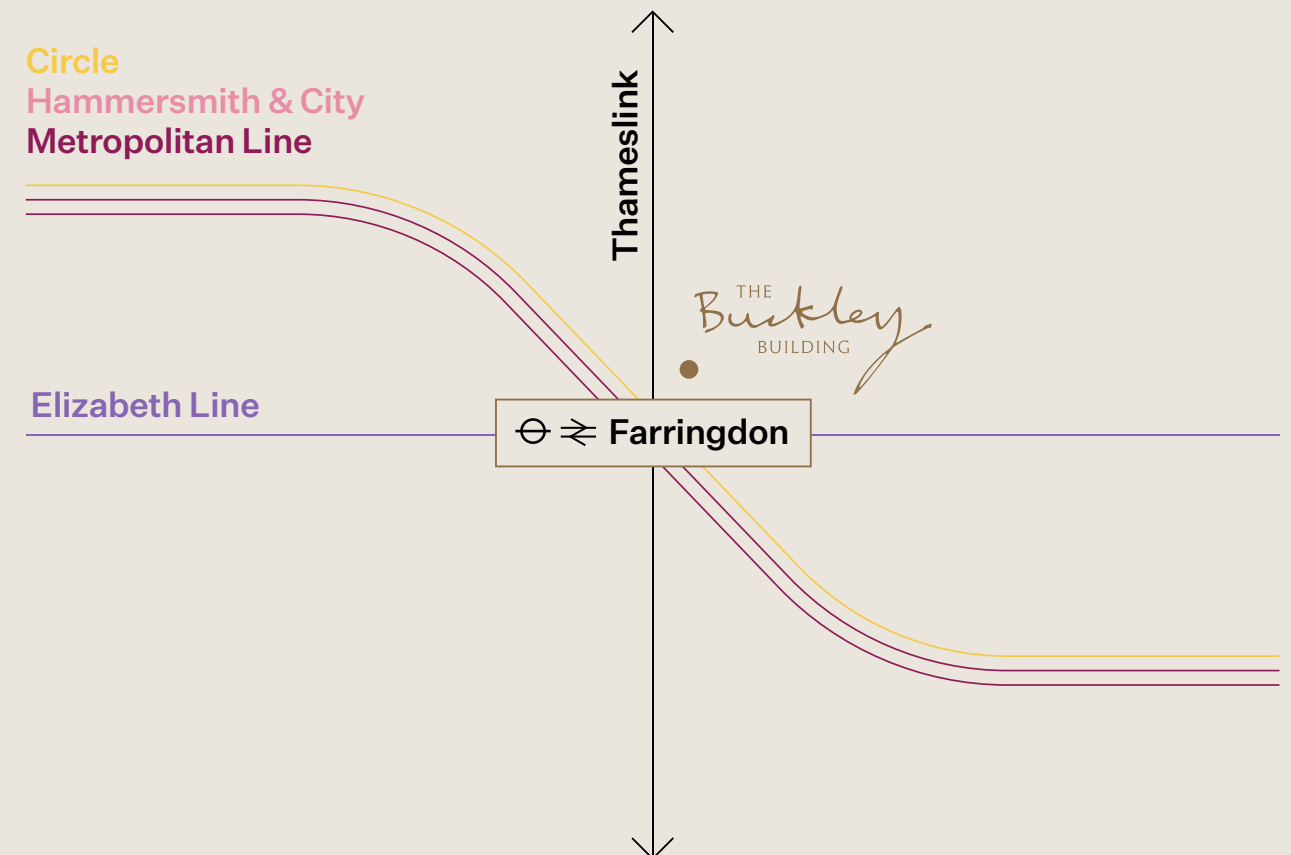
Farringdon Station sits at the heart of one of London's most connected transport hubs. With access to the Elizabeth line, Thameslink, and three Underground lines (Circle, Hammersmith & City, and Metropolitan), it offers fast, direct links across the capital and beyond, from Heathrow to Canary Wharf, Brighton to Luton, and everything in between.

All travel times listed are from Farringdon Station.



Just moments from Farringdon Station, one of London's best-connected transport hubs, tenants benefit from seamless access to:

- ⊖ Farringdon Station: 5 minute walk Elizabeth Line, Thameslink, Circle, Hammersmith & City, Metropolitan
- ⊖ Barbican Station: 9 minute walk
- ⊖ Chancery Lane & Old Street Stations: both within 15 minutes
- ⇒ Direct connections to Heathrow, Gatwick, Luton, and Canary Wharf



To reinforce our commitment, we are pursuing third-party verified Green Building Certifications, including:

- EPC A
- BREEAM 'Outstanding'
- WELL Enabled 'Platinum'
- NABERS UK DfP 5 Star (Base Building)

In addition, we are collaborating with Motionspot, an inclusive design consultancy that places people at the center of the built environment. Their award-winning approach creates spaces that support diversity and inclusivity.

Through these initiatives, The Buckley Building is establishing a new standard for sustainable development and responsible, human-centered design.

EPC  
A



# A COMMITMENT TO SUSTAINABILITY

At The Buckley Building, our ESG strategy is built on five key principles: Net Zero Carbon, Circular Economy, Health & Wellbeing, Social Value, Biodiversity, and Wider Sustainability.

Our progress is measured through Key Performance Indicators (KPIs), tracked via a Sustainability Scorecard to ensure accountability and success. A clear roadmap guides our development teams in achieving these goals.



# TEAM

## A VISION BROUGHT TO LIFE BY INDUSTRY LEADERS

The transformation of The Buckley Building is the result of a considered and collaborative effort between a team of visionary partners:

**BGY**

The renowned architectural studio behind the design.

**V7**

The progressive development team driving innovation.

**CBRE** Investment Management

The trusted landlord partner with a deep understanding of market dynamics.

Together, they've reimagined this historic building into a bold, modern workplace designed for the next generation of business.



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