

28 St John's Square
Clerkenwell EC1

**KLACCO
HOUSE**

Newly refurbished fully fitted and
CAT A office floors available
for rent in the heart of Clerkenwell

A NEW PERSPECTIVE

This former Victorian warehouse has been comprehensively refurbished in London's creative and technology hub.

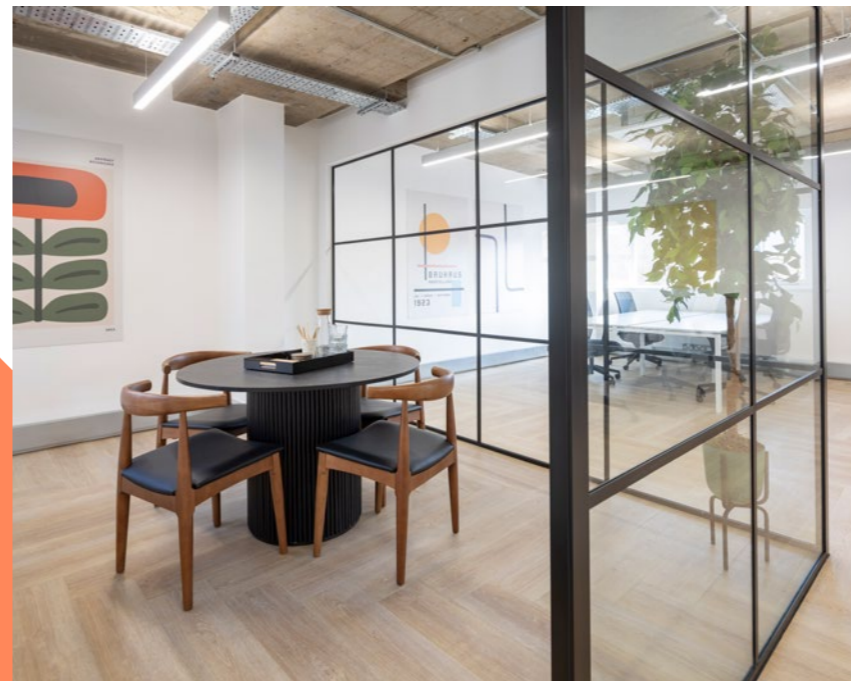
The building provides 4,361 sq ft of sleek and modern office space, designed to the highest specification expected by occupiers in Clerkenwell and Farringdon.



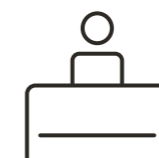
SPECIFIED DETAILS

The media style accommodation is finished to the highest of standards throughout, with a new contemporary reception area. Shower and bike facilities are available on the lower ground floor.

The fourth and fifth floors have been fully fitted, ready for immediate occupation.



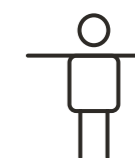
SUMMARY SPECIFICATION



Reception with textural finishes



Secure access control entrance doors



1:10 sq m occupancy ratio



Exposed ceiling and services



Air conditioning



LED panel lighting



Shower and changing facilities



Male and female WCs on each floor



Bicycle spaces

DEFINED SPACE

For indicative purposes only, not to scale.

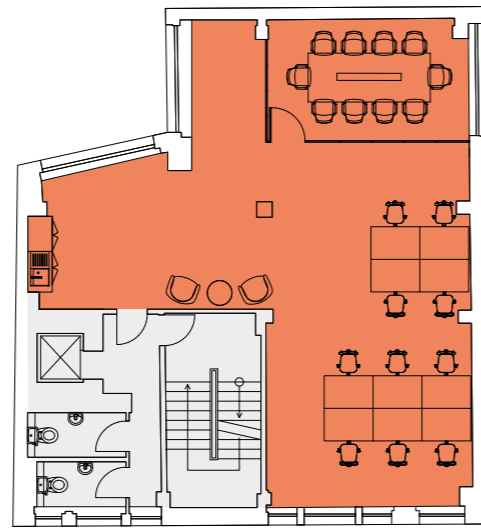


SCHEDULE OF AREAS

Floor	Use	sq m	sq ft
Fifth	Office	87	938
Fourth	Office	102	1,099
Third	Office	LET	LET
Second	Office	LET	LET
First	Office	LET	LET
Ground	Office	LET	LET
LG	Office	LET	LET
Total Office		189	2,037

TYPICAL FLOOR

Office – 101 sq m / 1,084 sq ft



St John's Square

Workstations	10	Kitchenette	01
10 person meeting room	01	Total Fixed Headcount	10
Breakout area	01		



AN ENVIED LOCATION



02



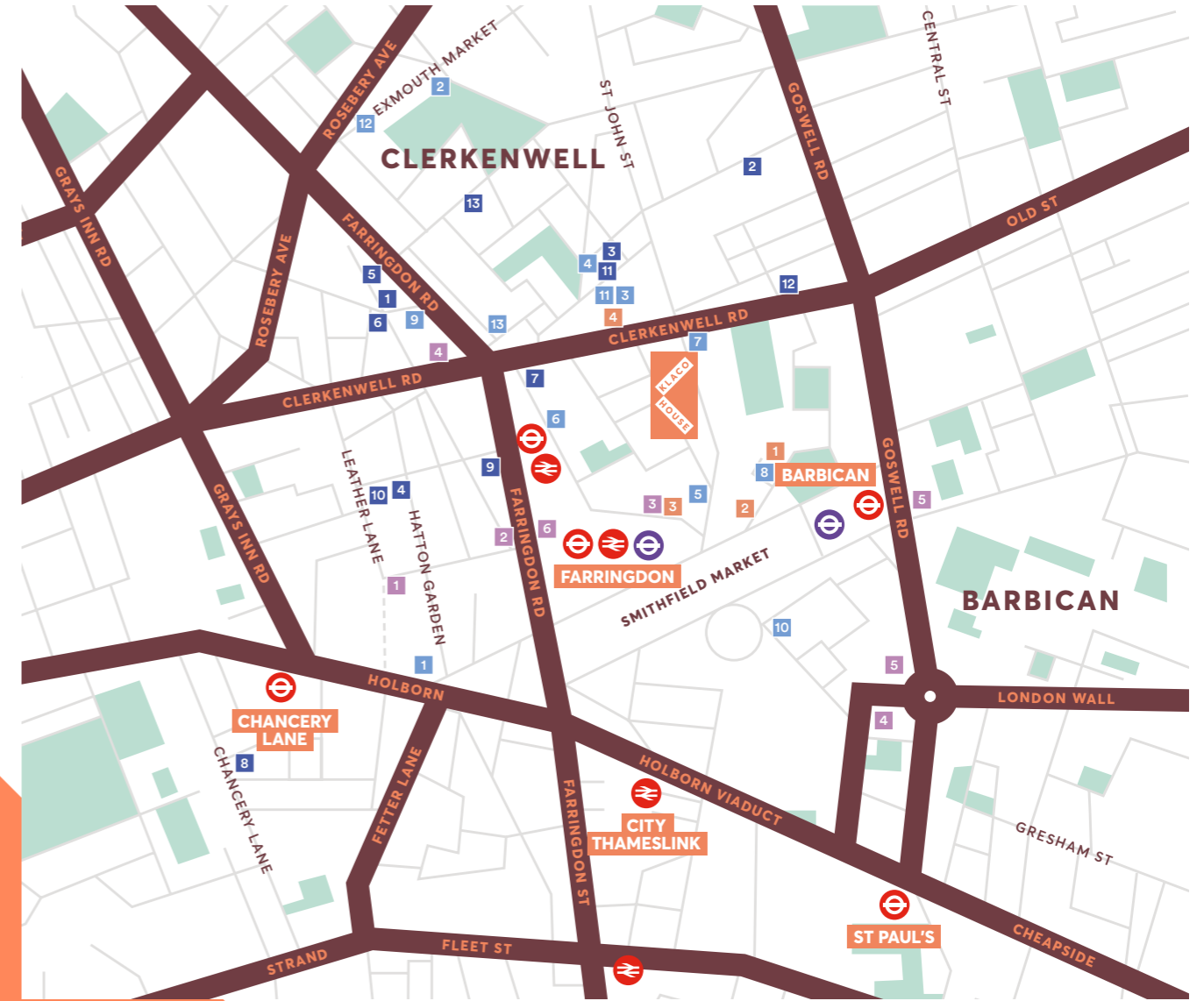
01



03



04



- 01. Iberica
- 02. The Zetter Hotel
- 03. Luca
- 04. BrewDog

Clerkenwell has long been the home to many key names in the creative industries and currently LinkedIn, Vitra, Zaha Hadid, Grey London and Publicis Groupe are among the well known names based in the area.

Businesses continue to choose Clerkenwell and Farringdon as their home due to the eclectic mix of restaurants, bars, hotels, gyms and arts based amenities including galleries and retail spaces.



GRANGER & Co.



FOX & ANCHOR
SMITHFIELD MARKET



attendant



airbnb

LOCAL OCCUPIERS

- 01 Adidas
- 02 Airbnb
- 03 Deloitte Digital
- 04 Grey London
- 05 LinkedIn
- 06 Moonpig
- 07 Publicis Groupe
- 08 Saatchi & Saatchi
- 09 Steelcase
- 10 TM Lewin
- 11 Unilever Plc
- 12 Vitra
- 13 Zaha Hadid

BARS & RESTAURANTS

- 01 Bounce
- 02 Coin Laundry
- 03 Compton
- 04 Granger & Co
- 05 Vinoteca
- 06 Ibérica
- 07 Luca
- 08 Le Cafe Du Marche
- 09 Piano Works
- 10 Club Gascon
- 11 Sushi Tetsu
- 12 The Exmouth Arms
- 13 The Green

LOCAL HOTELS

- 01 Malmaison
- 02 The Fox & Anchor
- 03 The Rookery
- 04 The Zetter

HEALTH & FITNESS

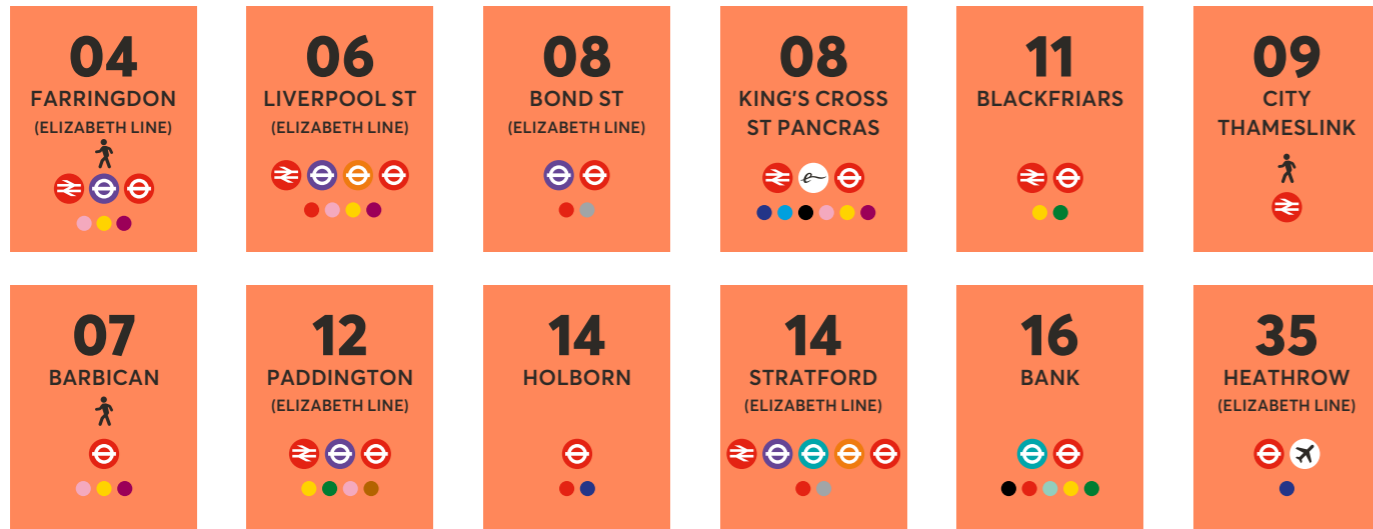
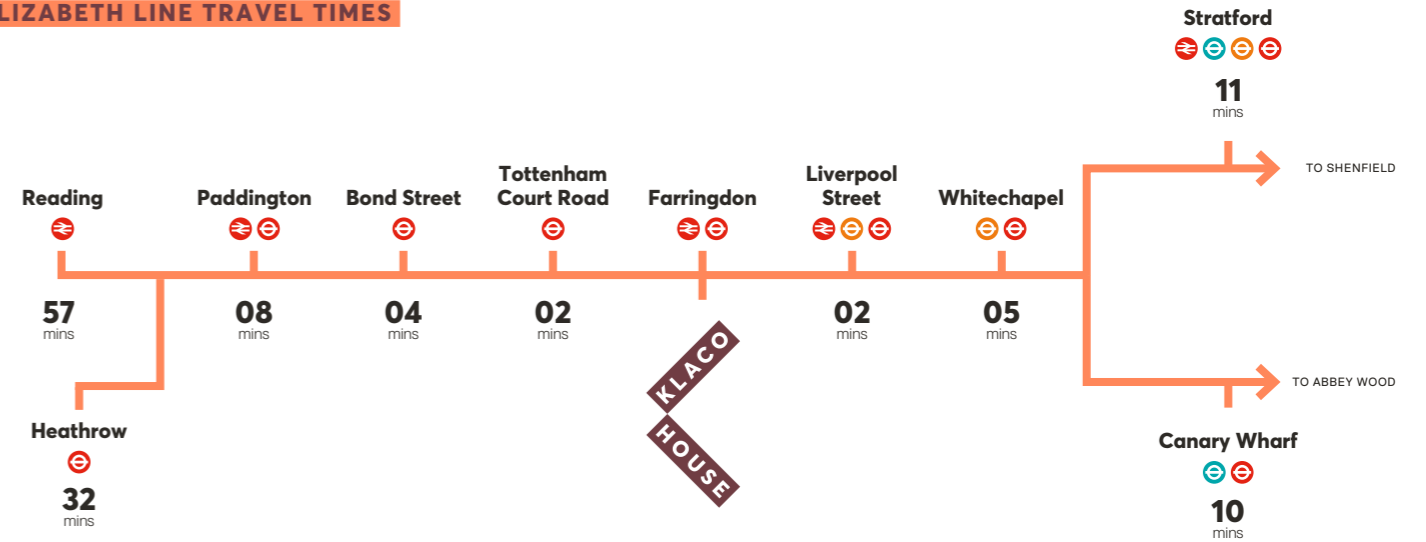
- 01 Gymbox
- 02 Frame
- 03 F45 Training
- 04 PureGym
- 05 Virgin Active
- 06 MOB45

TRAVEL NEAR & FAR

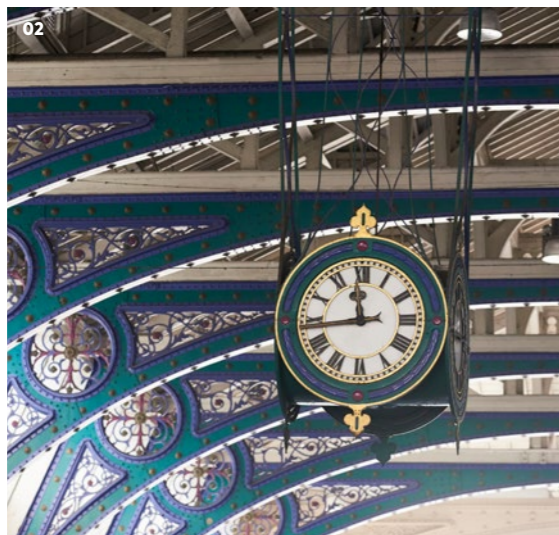
Just a short walk away from Klaco House, Farringdon station offers excellent travel connections in all directions via the London Underground network. For destinations further afield – Thameslink provides connection beyond London to Brighton and both Luton and Gatwick airports.



ELIZABETH LINE TRAVEL TIMES



Journey times taken from the building in minutes. Source: TfL.



- 01. Farringdon Station
- 02. Smithfield Market
- 03. Farringdon Station
- 04. Cowcross Street Ticket Hall CGI
- 05. Long Lane Entrance CGI

NEW ARRIVAL

The new Elizabeth Line runs from the east to the west of London and beyond – with high frequency, high capacity trains – offering more transport options to occupiers.

KLACO HOUSE

CONTACT

For further information,
or to arrange a viewing please contact:

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