

Compton

For Rent
**50 Great Sutton Street
Clerkenwell EC1**



A new 49,000 Sq Ft Clerkenwell HQ
reimagined by Piercy & Co, arriving
in Q1 2026

For Rent

Size

7,266 - 47,104 Ft²

Rent

P.O.A.

Fitout

Not Fitted. Can be fitted out subject to separate negotiation

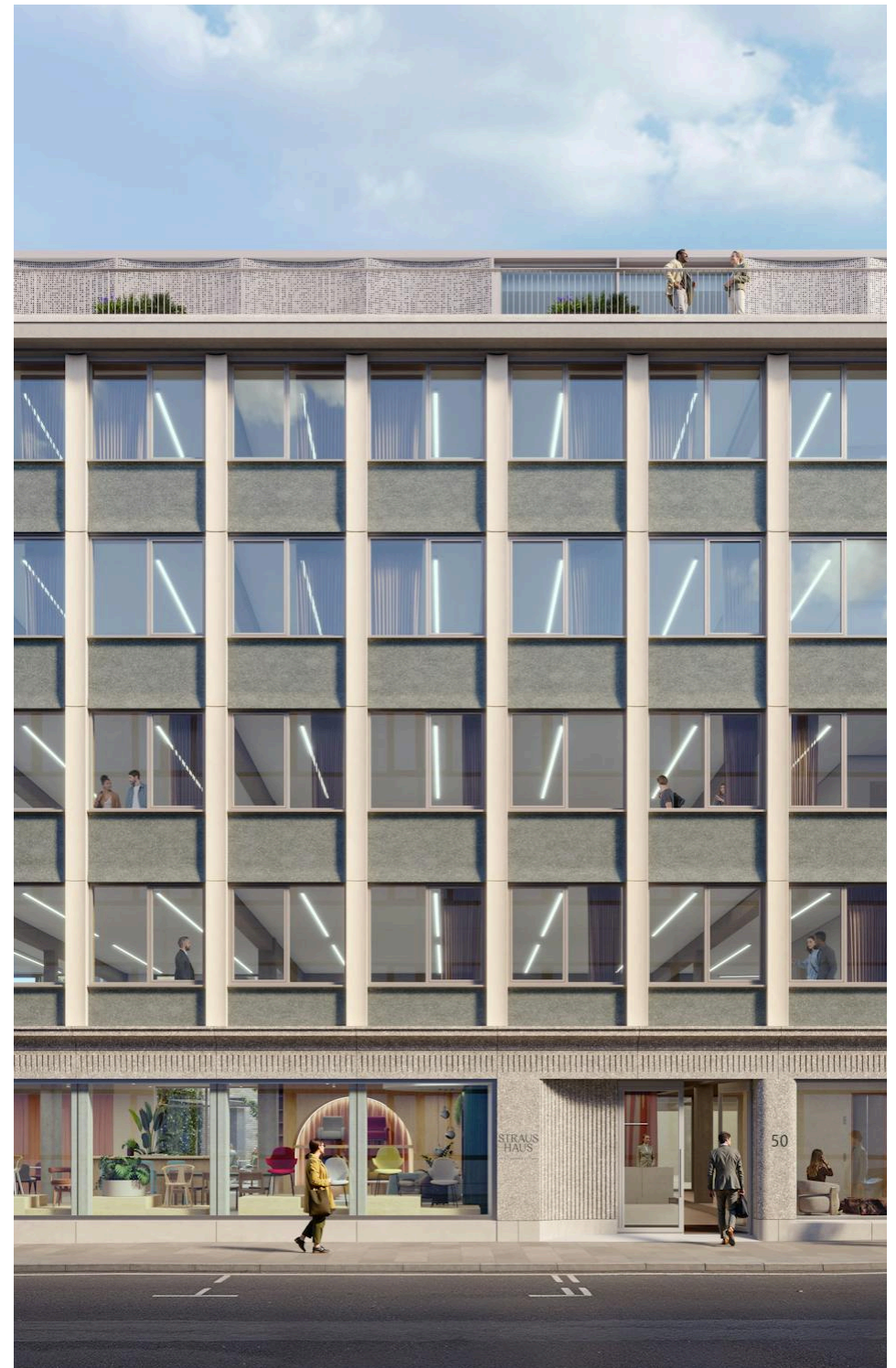
Compton

Straus Haus
50 Great Sutton Street
Clerkenwell EC1V

Description

Straus Haus at 50 Great Sutton Street embodies the character of Clerkenwell’s heritage while offering a forward-thinking workspace designed for modern occupiers. Once home to a renowned bag manufacturer, this building has a rich history that our client, Nuveen, is carefully preserving. Instead of opting for demolition, they have chosen a sustainable route, merging and restoring two adjacent properties into a single, architecturally inspiring workspace spanning approximately 55,000 Ft². This approach respects the character of the original structures while modernising them to meet contemporary standards—ideal for a high-profile HQ occupier.

The property also benefits from flexible use on the ground and lower ground floors, which hold a



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In addition to the thoughtfully designed interiors, Straus Haus offers a private courtyard and external terraces on the 1st and 5th floors—perfect for informal meetings, relaxation, or outdoor working. The building’s design emphasises flexibility, featuring open, light-filled interiors with premium finishes, creating a workspace that meets the needs of today’s businesses while offering adaptability for the future.



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Click to Play



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CGI Private Courtyard off Ground Floor

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CGI of Upper Fitted Floor

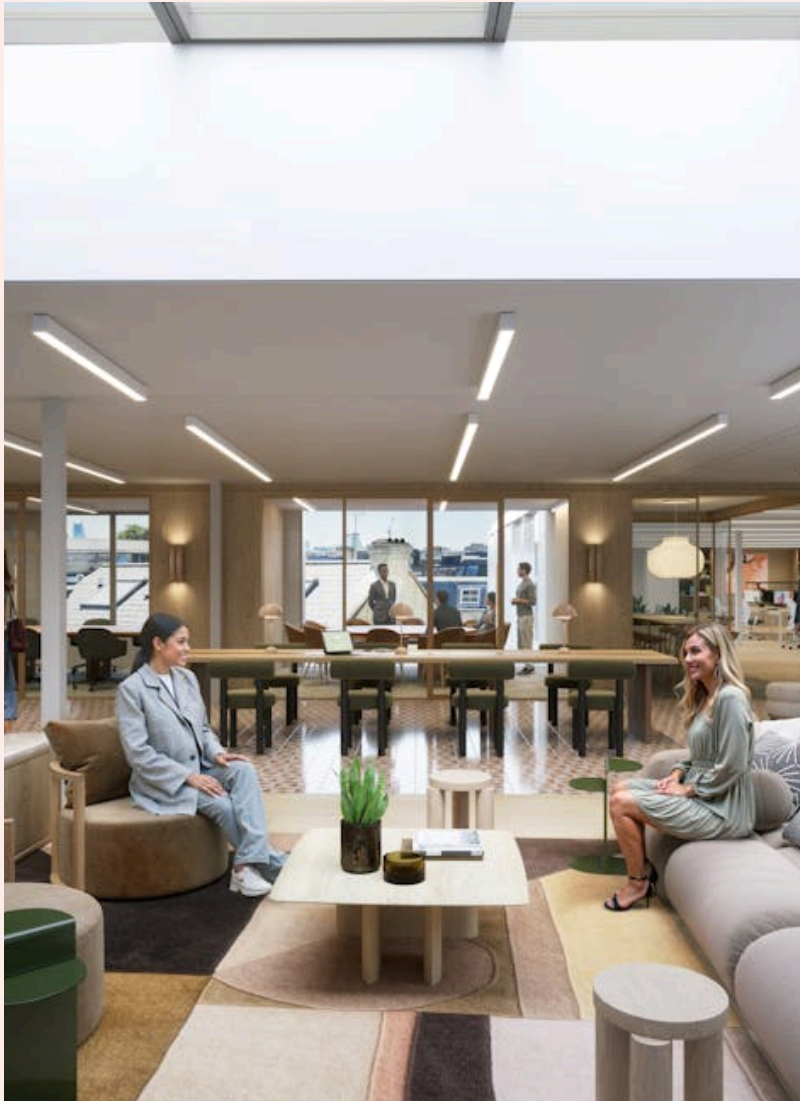


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CGI of Upper Fitted Floor



CGI of Upper Fitted Floor

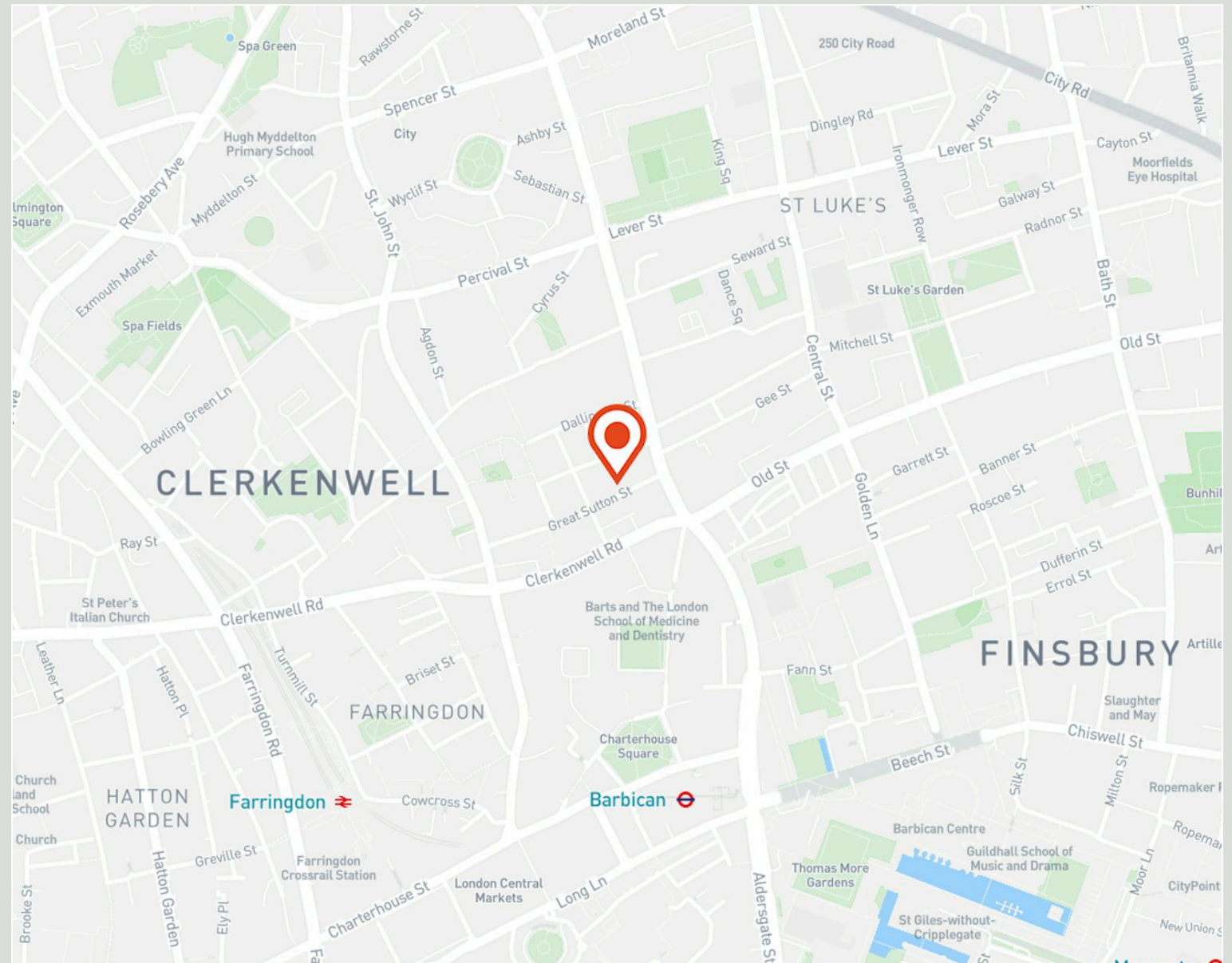
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Location

Situated in the heart of Clerkenwell, Straus Haus is surrounded by a vibrant cultural scene and enjoys exceptional connectivity to neighbouring districts, including Old Street, Shoreditch, Smithfield, and Angel. The Barbican Centre, with its renowned arts and events, is nearby, as are the bustling Cowcross Street and Clerkenwell Green, known for their array of shops, cafes, and restaurants. The stylish Zetter Townhouse, a chic boutique hotel with a cocktail lounge, further enriches the area's unique blend of creativity and charm, while Compton Coffee House on St John's Square is a local favourite, popular with both residents and office workers alike.

Smithfield is also undergoing a major transformation with the new Museum of London, and Angel



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CAT A CGI Upper Floor



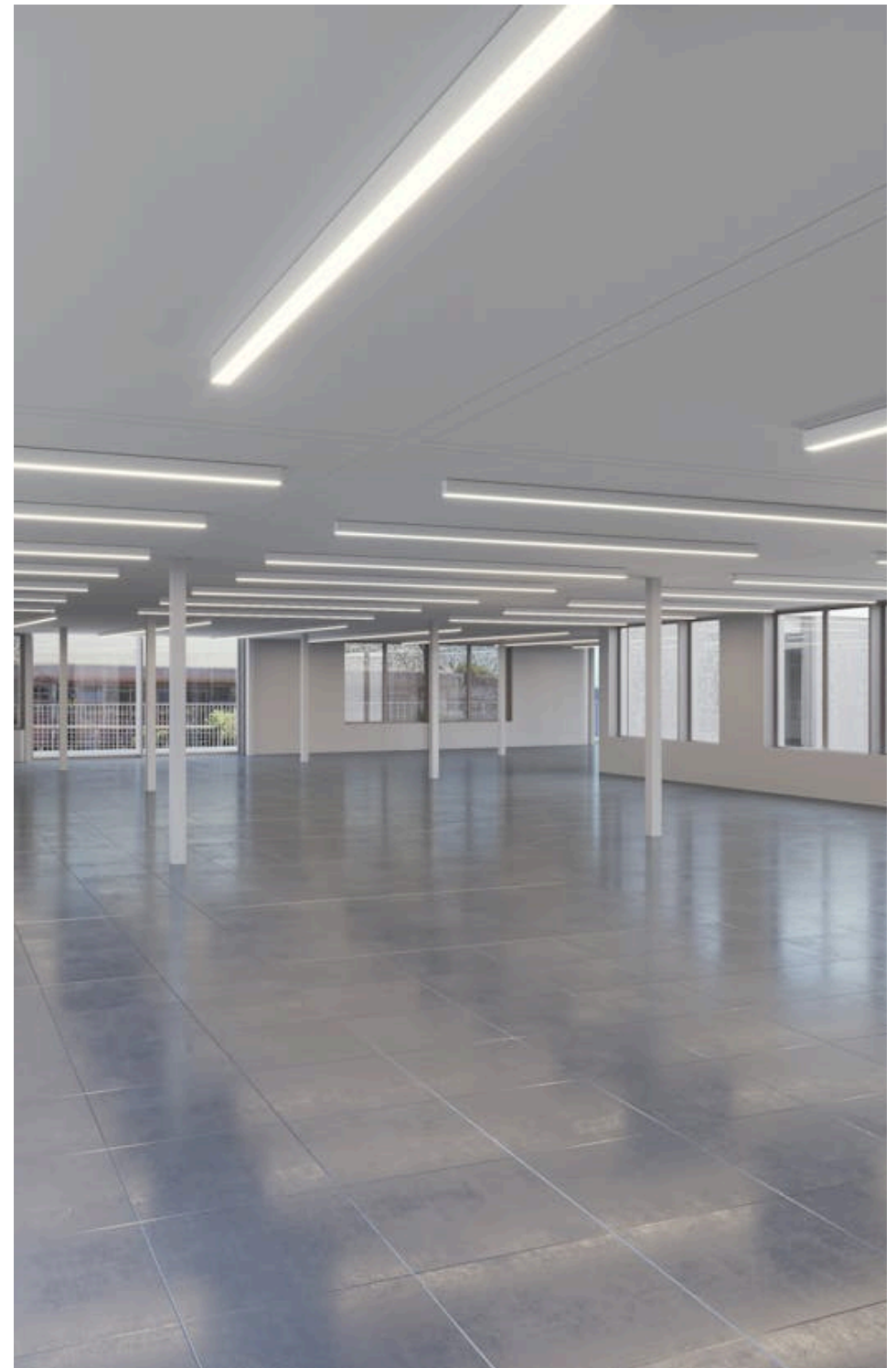
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Amenities

- 55,000 Ft² approx Clerkenwell HQ Building
- Typical Floor plates range from 7,000 - 9,000 Ft² approx.
- Ground & Lower Ground duplex style self-contained unit with direct access from Great Sutton Street
- Superb natural daylight throughout the building
- Thoughtfully designed remodelled entrance lobby
- 3 x Private terraces & 1 x Private courtyard
- Wellness studio located within the LG floor
- All-electric building, powered by 100% renewable energy
- New double openable glazed windows throughout
- Characterful grit blasted concrete beams and floor columns
- Fully accessible raised flooring
- Air-conditioning perimeter FCU and openable windows for natural ventilation

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Availability

| Name | Sq Ft | Rent (Sq Ft) | Rates Payable (Sq Ft) | Service Charge (Sq Ft) | Total /Sq Ft | Total Month | Total Year | Availability |
|------------------------|--------------|---------------------|------------------------------|-------------------------------|---------------------|--------------------|-------------------|---------------------|
| 5th | 7,266 | - | On Application | £15 | £15 | £9,082.50 | £108,990 | Available |
| 4th | 8,700 | - | On Application | £15 | £15 | £10,875 | £130,500 | Available |
| 3rd | 8,739 | - | On Application | £15 | £15 | £10,923.75 | £131,085 | Available |
| 2nd | 8,746 | - | On Application | £15 | £15 | £10,932.50 | £131,190 | Available |
| 1st | 8,727 | - | On Application | £15 | £15 | £10,908.75 | £130,905 | Available |
| Ground | 4,926 | - | On Application | £15 | £15 | £6,157.50 | £73,890 | Available |
| Unit - Showroom - G/LG | 5,403 | - | On Application | On Application | - | - | - | Let |

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Tenure

New Lease

Content

Watch the Film
(click button)



Availability

Available Immediately. Coming
soon in Q1 2026

VAT

Applicable

Compton Concierge

Want your workspace *managed?*

Find out more

compton.london/concierge

Contact Us

compton.london

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