

28 St John's Square
Clerkenwell EC1

KLACCO
HOUSE

Brand New Self Contained
Office Building

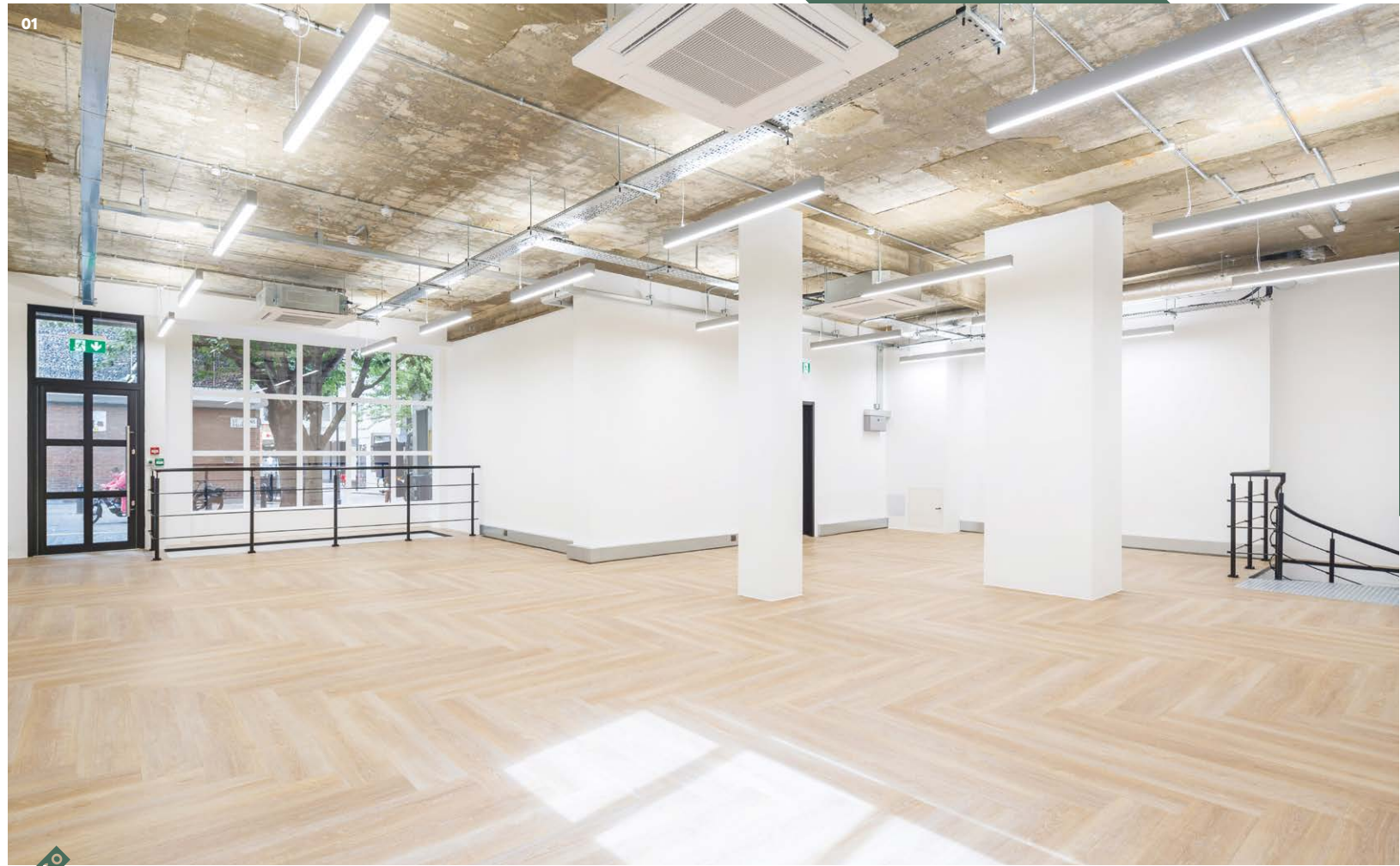
A NEW PERSPECTIVE

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

The building provides 7,313 sq ft of sleek and modern office space, designed to the highest specification expected by occupiers in Clerkenwell and Farringdon.



01. Ground Floor
02. Staircase
03. Klaco House Exterior



KLACO
HOUSE



SPECIFIED DETAILS



Arranged over lower ground, ground and five upper floors – the media style accommodation is finished to the highest of standards throughout, with a new contemporary reception area. Whilst shower and bike facilities are available on the lower ground floor.

01. Reception Detail
02. View from 5th Floor
03. On-Floor WCs
04. Third Floor



SUMMARY SPECIFICATION



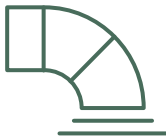
Reception with textural finishes



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

- Office
- Reception
- Lightwell
- Core

For indicative purposes only, not to scale.

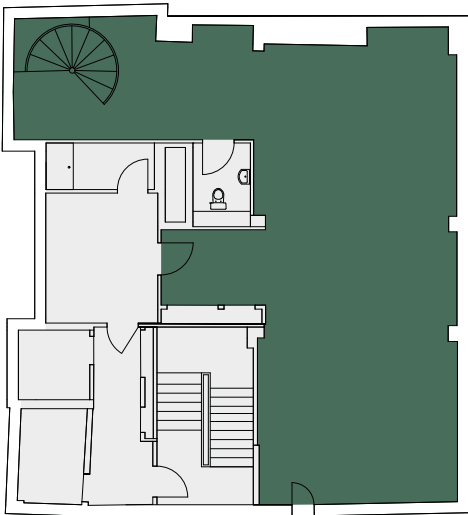


SCHEDULE OF AREAS

Floor	Use	sq m	sq ft
Fifth	Office	87	938
Fourth	Office	102	1,099
Third	Office	101	1,090
Second	Office	101	1,088
First	Office	101	1,084
Ground	Office	102	1,094
LG	Office	86	920
Total Office		679	7,313

LOWER GROUND

Office – 86 sq m / 920 sq ft



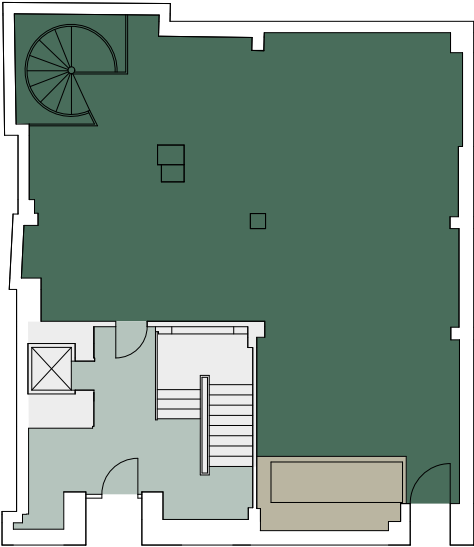
St John’s Square



Second Floor

GROUND

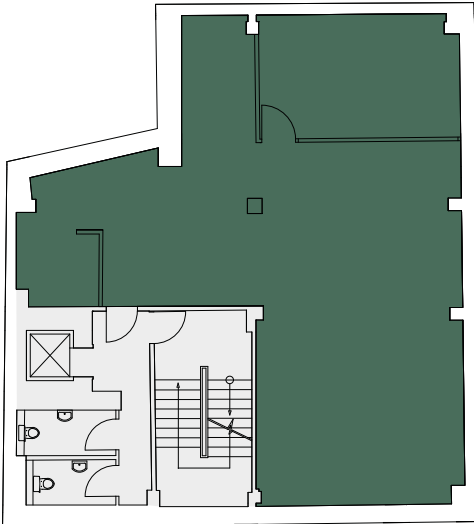
Office – 102 sq m / 1,094 sq ft



St John’s Square

FIRST

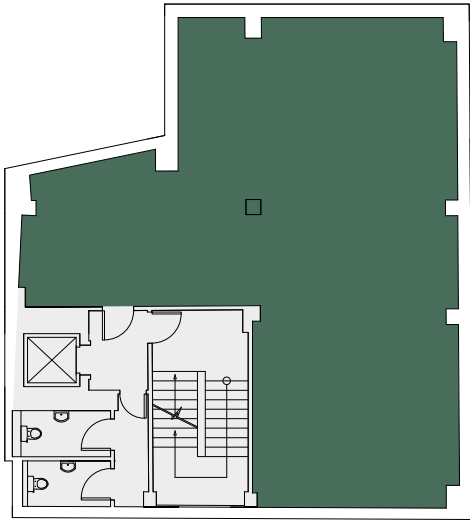
Office – 101 sq m / 1,084 sq ft



St John’s Square

TYPICAL (SECOND/THIRD/FOURTH)

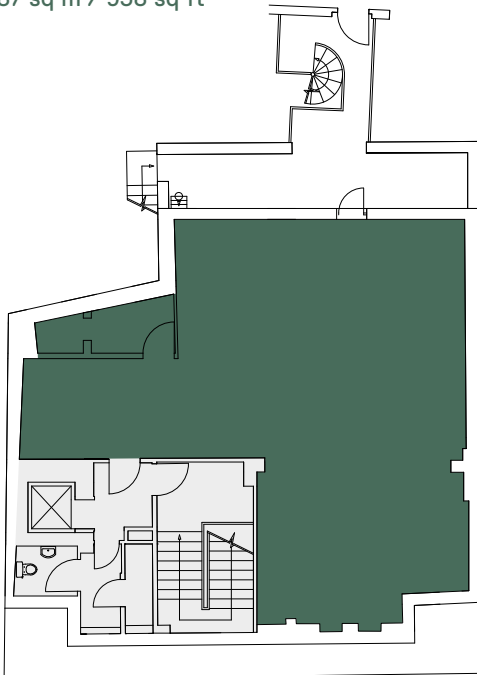
Office – 102 sq m / 1,099 sq ft



St John’s Square

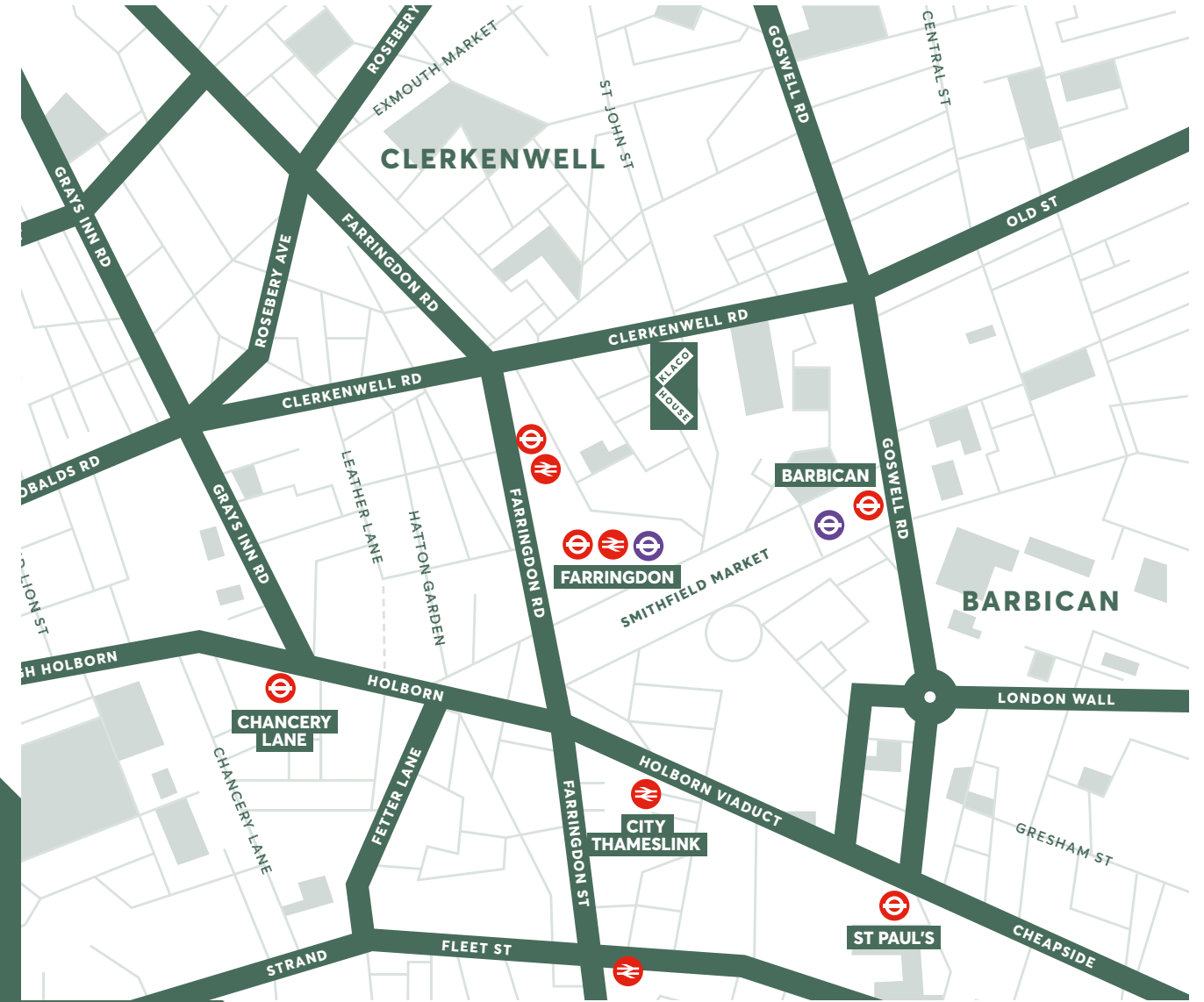
FIFTH

Office – 87 sq m / 938 sq ft



St John’s Square

AN ENVIED LOCATION



- 01. Polpo
- 02. The Zetter Townhouse
- 03. Luca
- 04. BrewDog
- 05. Luca

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.



GREY

attendant



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 Attendant
- 02 Bounce
- 03 Coin Laundry
- 04
- 05 Granger & Co
- 06 Hix Oyster & Chop House
- 07 Ibérica
- 08 Modern Pantry
- 09 Piano Works
- 10 Polpo
- 11 Sushi Tetsu
- 12 The Exmouth Arms
- 13 The Green

LOCAL HOTELS

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

HEALTH & FITNESS

- 05 Gymbox
- 06 Frame
- 07 F45 Training
- 08 PureGym
- 09 Virgin Active
- 10 MOB45

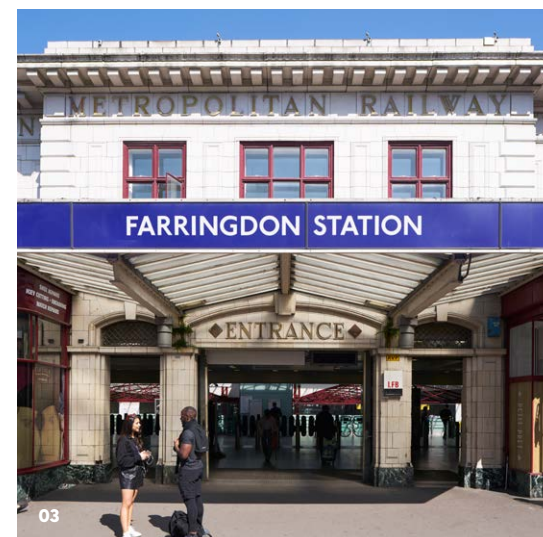
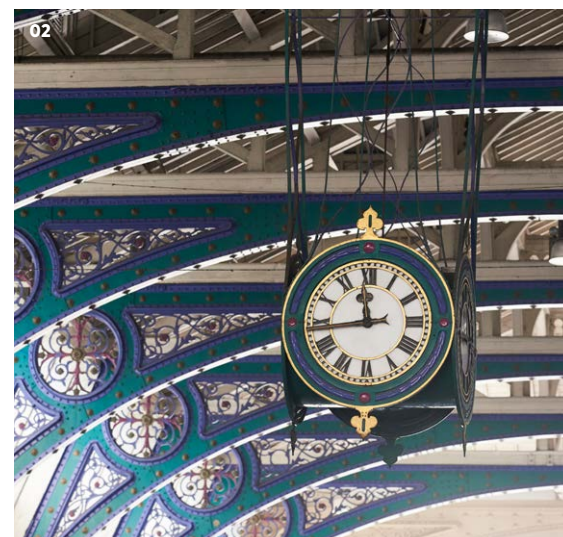
TRAVEL NEAR & FAR

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.

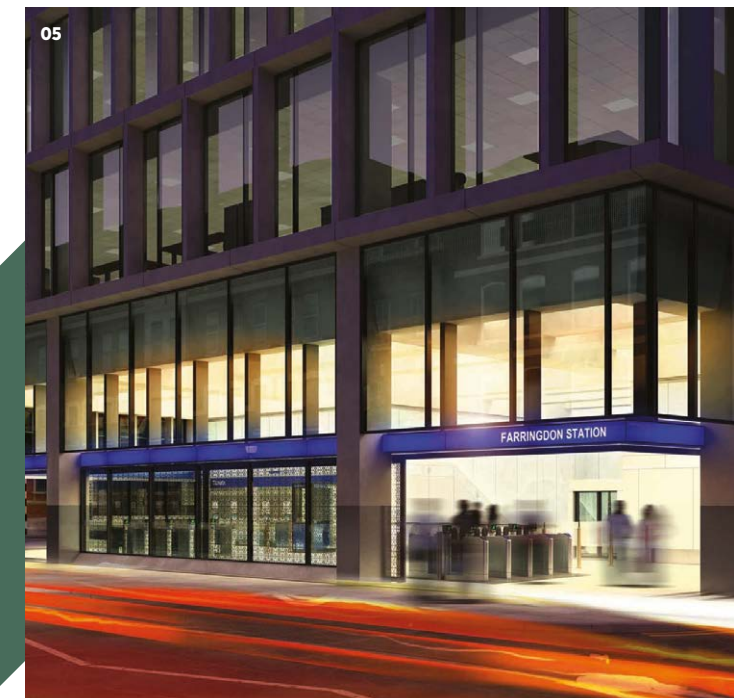
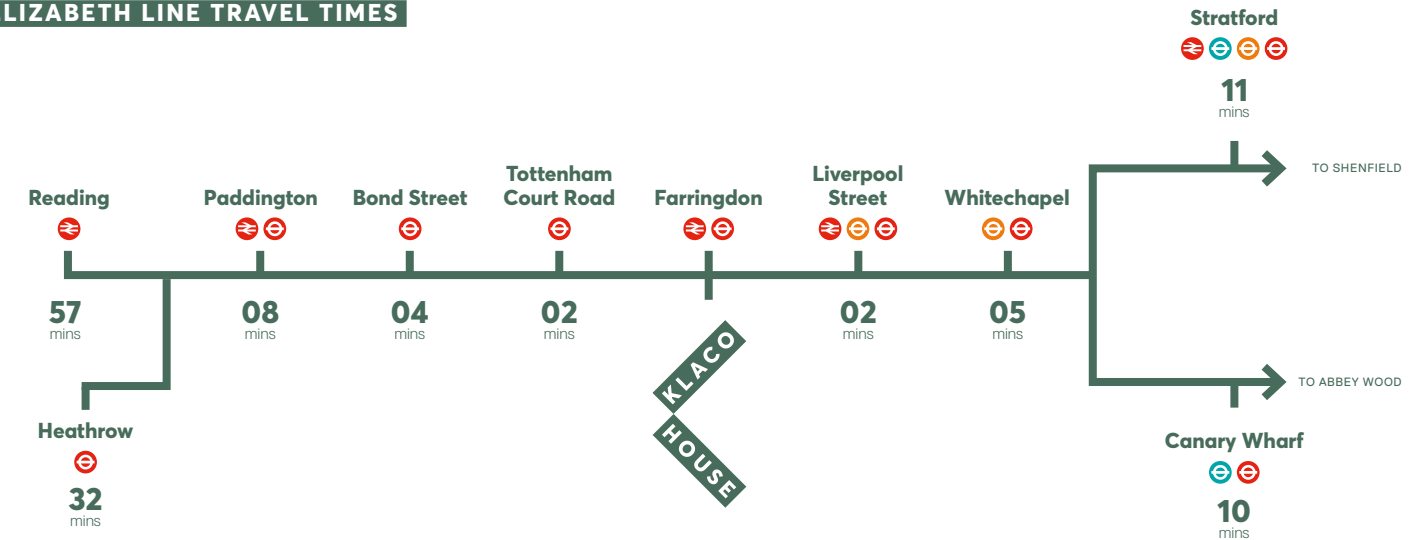


04 FARRINGDON (ELIZABETH LINE) 	06 LIVERPOOL ST (ELIZABETH LINE) 	08 BOND ST (ELIZABETH LINE) 	08 KING'S CROSS ST PANCRAS 	11 BLACKFRIARS 	09 CITY THAMESLINK
07 BARBICAN 	12 PADDINGTON (ELIZABETH LINE) 	14 HOLBORN 	14 STRATFORD (ELIZABETH LINE) 	16 BANK 	35 HEATHROW (ELIZABETH LINE)

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



ELIZABETH LINE TRAVEL TIMES



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

ARRIVING SOON

Due to open in early 2020, running from the east to the west of London and beyond – the Elizabeth Line will run high frequency, high capacity trains – offering more transport options to occupiers.



CONTACT

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or to arrange a viewing please contact:



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