



FOR SALE

Commercial premises

Clerkenwell

East EC1

2ND RELEASE

PEARTREE  
STREET.  
1725.

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# THE PROPOSITION

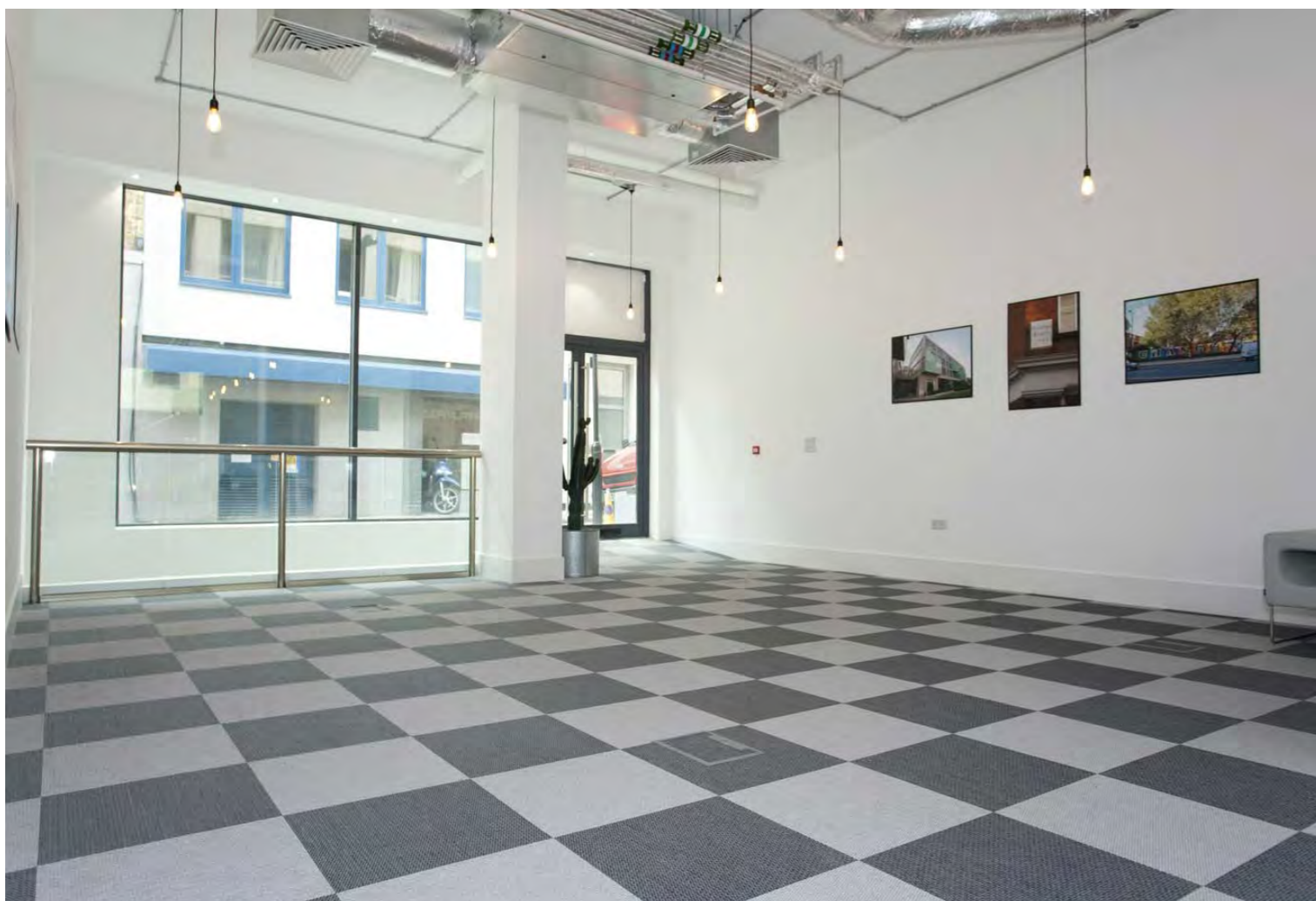
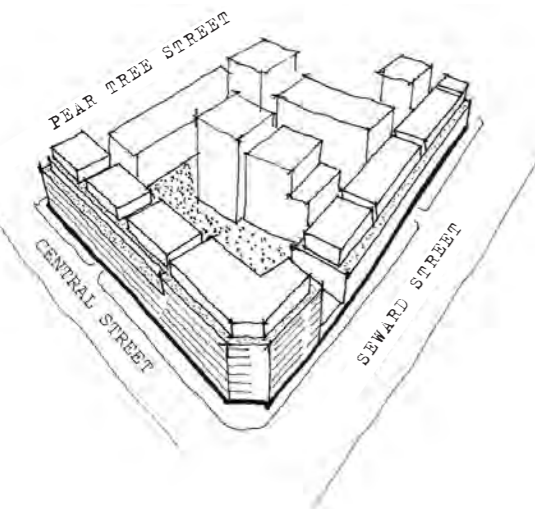
Owner occupation has become commonplace in Clerkenwell and the tradition of owning a piece of real estate in the locality is an opportunity that, in recent years, has proved elusive. After five years on the drawing board 15 individual virtual freeholds have been prepared for sale to like-minded occupiers.

The design conscious community are increasingly aware of their impact on the environment in both a visual and sensible way.

A difficult balance to achieve, each property within the development will bear its own BREEAM certificate whilst still managing to achieve a visually pleasing and comfortable working environment.

Generous floor-to-ceiling heights and the use of the most modern materials offer a unique opportunity to acquire a building of today at the beginning of Clerkenwell East's renaissance.

This 100 million pound scheme will appeal to tenants who have benefited from booming London and who find themselves in a position to be able to control their own business future. It may also appeal to those business leaders looking for the opportunity to relocate their interest into a tangible real estate asset. The legal pack has been created to be SIP friendly.



CLERKENWELL EAST

“FOR US CLERKENWELL REPRESENTS THE CENTRE OF EXCELLENCE FOR THE DESIGN COMMUNITY. AS A GLOBAL COMPANY IT WAS IMPORTANT TO REACH OUR CUSTOMERS WHILST ALLOWING US TO ADD VALUE THROUGH OUR INVOLVEMENT WITH SIGNATURE PROJECTS AROUND THE WORLD.”

KEVAN HALLIWELL; BAGNO DESIGN - CREATIVE BATHROOM SOLUTIONS

“CLERKENWELL IS AN AREA DENSELY POPULATED WITH ARTISTS', ARCHITECTS' AND DESIGNERS' STUDIOS, ARTS ORGANISATIONS AND COMMERCIAL GALLERIES MAKING IT AN IDEAL LOCATION FOR THE NEW HOME OF THE CONTEMPORARY ART SOCIETY, ON THE EDGE OF THE CITY OF LONDON AND WELL SERVED BY LOCAL AND NATIONAL TRANSPORT LINKS.”

SOPHIA BARDSLEY; CONTEMPORARY ART SOCIETY

“WE WANTED TO BE PART OF CLERKENWELL EAST BECAUSE OF THE QUALITY OF THE GLOBAL DESIGN PRACTICES IN THE NEIGHBOURHOOD. SILICON VALLEY COMING FORWARD WAS SO EXCITING WE WANTED TO BE PART OF IT.”

JOSE GARCIA; ACTIU, FURNITURE SOLUTIONS

“HAVING BEEN ON THE EAST SIDE OF CLERKENWELL FOR A GOOD FEW YEARS, THE OPPORTUNITY TO PURCHASE AT PEARTREE STREET WAS THE BEST SOLUTION FOR A COOL WORKING ENVIRONMENT THAT MADE FINANCIAL SENSE.”

JUSTIN SANDERS; TRI ACTIVE MEDIA

‘WE CHOSE CLERKENWELL EAST BECAUSE IT IS A VASTLY IMPROVED AND CHANGING AREA WITHIN SUCH EASY REACH OF THE CITY. THE AESTHETIC OF THE CENTRAL SQUARE DEVELOPMENT LENDS ITSELF TO THE KIND OF BEAUTIFUL NURSERY ENVIRONMENT WE SEEK TO CREATE FOR OUR CHILDREN.

PLUS WE LOVED THE GARDEN!’

TIFFANY CLUTTERBUCK; NEWPARK CHILDCARE



St Luke's



Swimming Baths

## 100 ACRE STORY...

The takeover of Industrial Buildings in Clerkenwell began with Artists and Photographers moving East in search of cheap workspace. In the 90's, pioneered by the Manhattan Loft Corporation and The Clerkenwell Estate, there was a succession of new residential accommodation created in Clerkenwell. The imaginative residential designs and interesting work spaces created an eclectic mix. This powerful draw has attracted the most concentrated community of designers in the world. Naturally, this influx has put pressure on the best space which has inspired innovators to create additional space in the locality.

With the gentrification of Clerkenwell now complete, sizeable opportunities for residential and commercial schemes are extremely limited.

There is 100 acres of land wedged between Goswell Road, City Road and Old Street which largely remains undervalued compared with its near neighbours in Islington, The City and gentrified Clerkenwell.

This 'area' has embarked on an ambitious renaissance and is now called Clerkenwell East.

There is a high degree of obsolescence and buildings nearing the end of their useful lives, which are ready for regeneration. Islington Council, along with the key stakeholder group, have granted a sequence of major planning consents which are being delivered over the next 5 years. Excellent infrastructure already exists including public transport and connectivity to the key 'hubs'.



Seward Street

# THE LOCALITY

## CLERKENWELL EAST

Faringdon Station



CLERKENWELL EAST





Vitra, Clerkenwell Road EC1



Bulthaup, Clerkenwell Road EC1



Porcelanosa, Goswell Road EC1



Milliken, Berry Street EC1



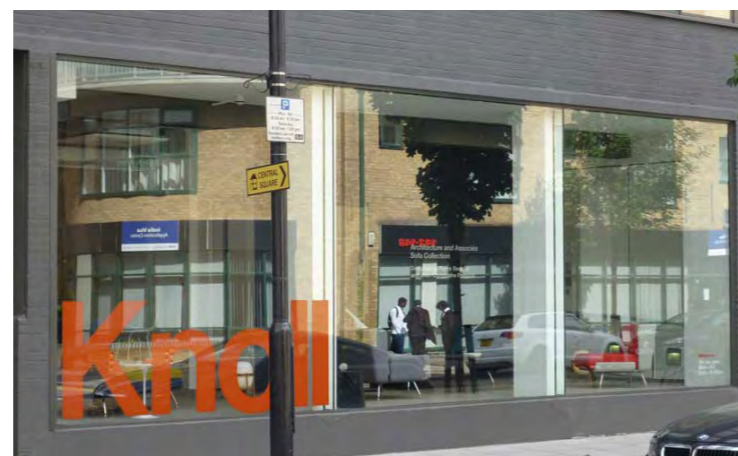
Boss, Clerkenwell Road EC1



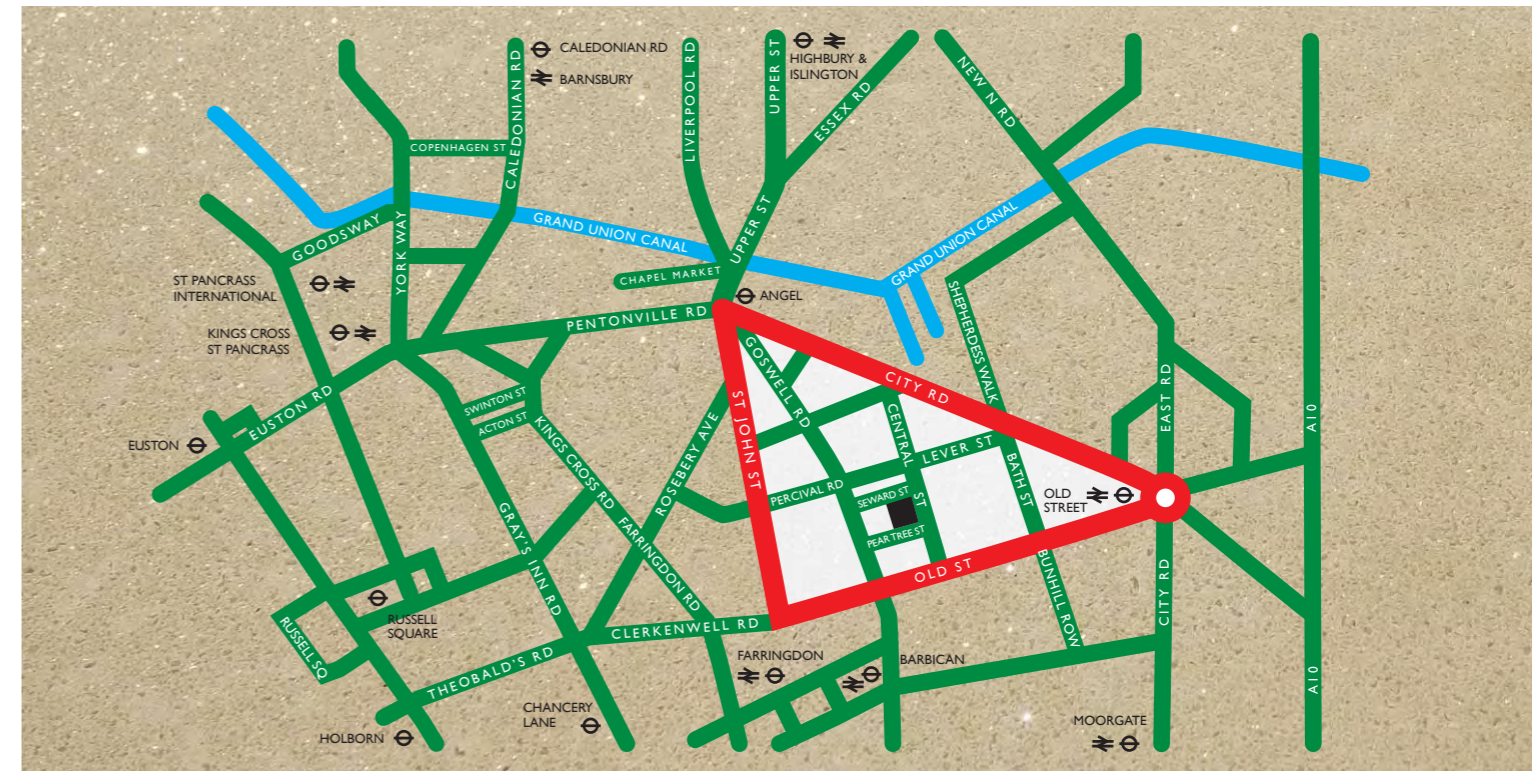
Domus, Great Sutton Street EC1



Bolon, Northborough Street EC1



Knoll, Goswell Road EC1



Hundreds of millions of pounds worth of investment has already taken place. Clerkenwell's extension of modern buildings are for today's occupiers who recognise real investment opportunities in an area that has seen continued capital growth since 1992.

### THE SWIMMING BATHS

Refurbishment of the Ironmonger Row Baths located between Ironmonger Row and Radnor street, EC1, is well underway. Costing 20 million this has been co funded by Islington Council and EC1 New Deal for Communities. This amazing facility was originally constructed in 1931 and will be completed in the summer of 2012.

### THE CONTEMPORARY ART SOCIETY

The Contemporary Art Society will be opening their new office and gallery at 59 Central Street. This brand new office will be occupied by October 2012; the latest newcomer to Clerkenwell East.

### CITY UNIVERSITY

City University, located between Bastwick Street and Peartree Street, has commenced construction for a state of the art student campus providing 800 brand new student rooms, along with sports and teaching facilities with a view to delivering a finished scheme for September 2013.

### CITY FORUM

City forum, located between Central Street and City Road, has been granted planning consent for 720 new residential units, 164,000 sq ft of commercial space, 60 student bedrooms and a 125 bed hotel. The site was recently acquired by Berkeley Homes, who are keen to progress the construction of the development. The site area is in excess of 5 acres.

### CLERKENWELL CONFERENCE CENTRE

Construction is already underway to provide a state of the art Conference Centre in excess of 25,000 sq ft, located between Lever and Seward

Street and is able to accommodate up to 750 delegates at any one time.

### ST LUKE'S

Located on Central Street and opposite the development is a well established charity and community centre which has recently been refurbished. A mixed use planning application is in play to redevelop the remainder of the site to provide 42,442 sq ft of residential led accommodation.

### CITY ROAD BASIN MASTERPLAN

Adopted in 2004. A number of key landowners submitted planning applications together which have delivered new life to the area located to the north of City Road. A great deal of development has already been completed. 261 City Road has just begun the construction of a 36 story residential tower.

### OLD STREET ROUNDABOUT

Recently renamed London's 'Silicon Valley' this area has become a hot spot for the big data community. As a cornerstone to Clerkenwell East this important hub has already seen the completion of Bezier and hugely enhanced public realm. Ambitious development plans are on the drawing board to provide accommodation for the rapidly growing tech city.

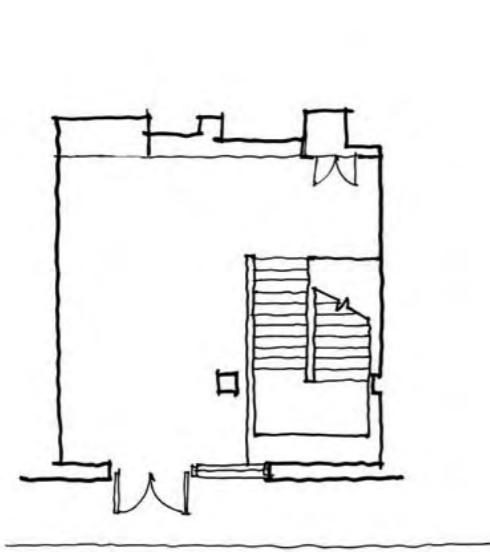
### PUBLIC SPACE

Islington Council has been working on a series of projects to improve public spaces, parks and streets in the area. The aim of this work is to encourage greater use of public space by enhancing planting, improving safety and encouraging activities. Substantial contributions have been secured and improvements are there for all to see.

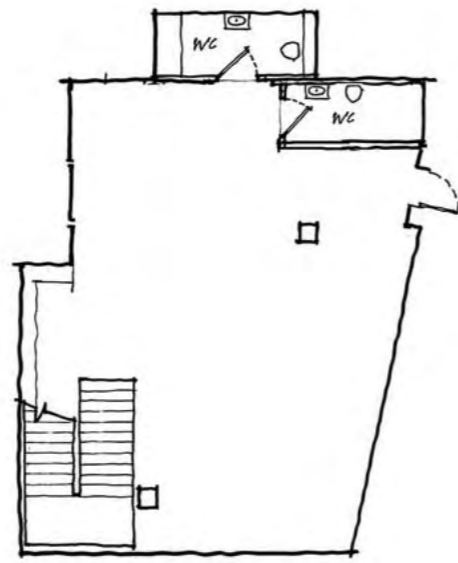
SEWARD STREET



PEARTREE STREET

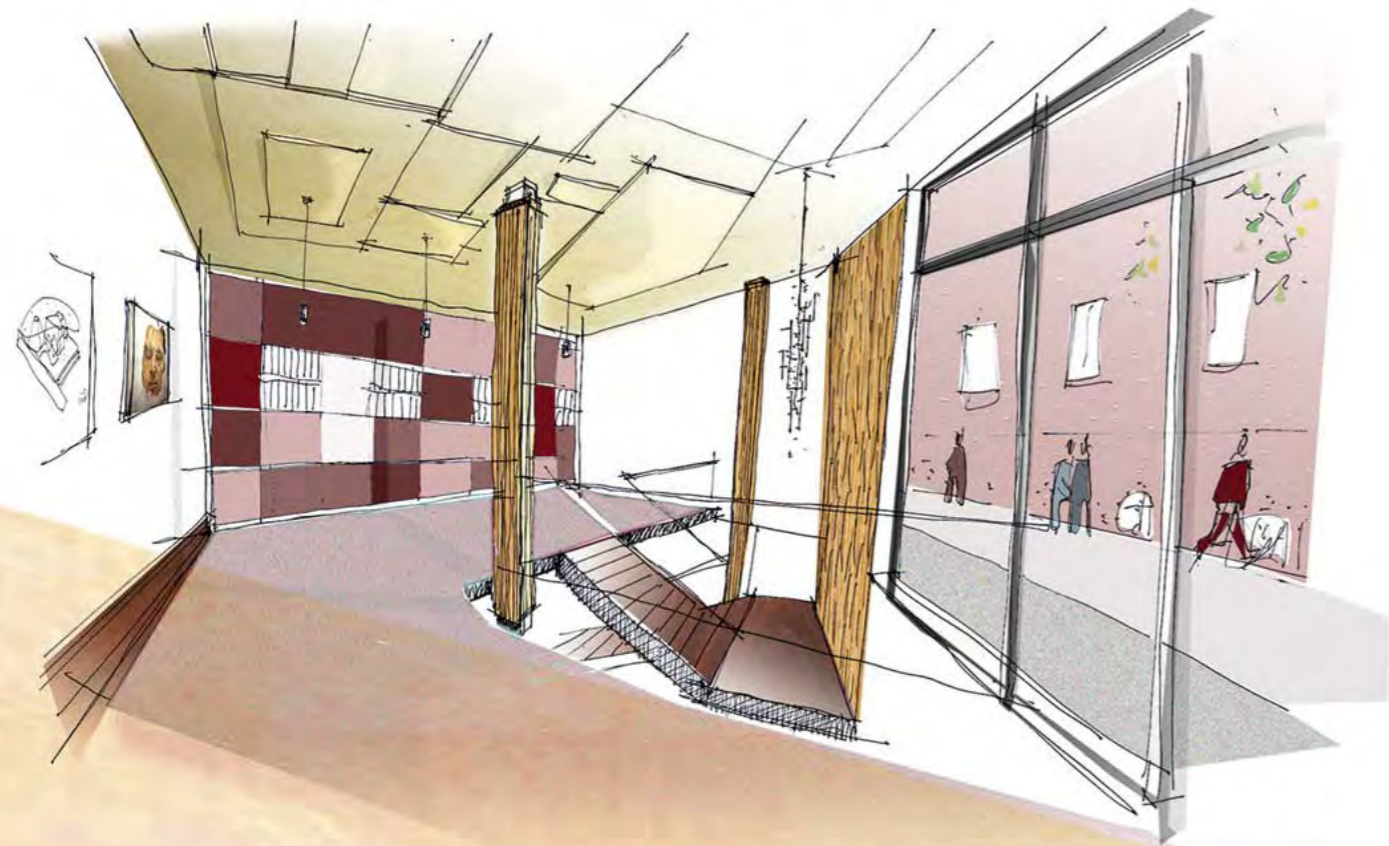


GROUND FLOOR

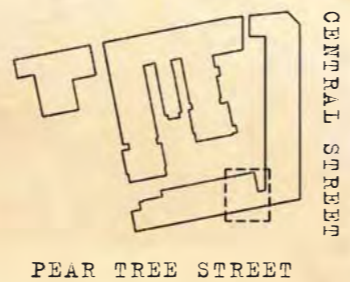


LOWER GROUND

# 41 PEAR TREE STREET



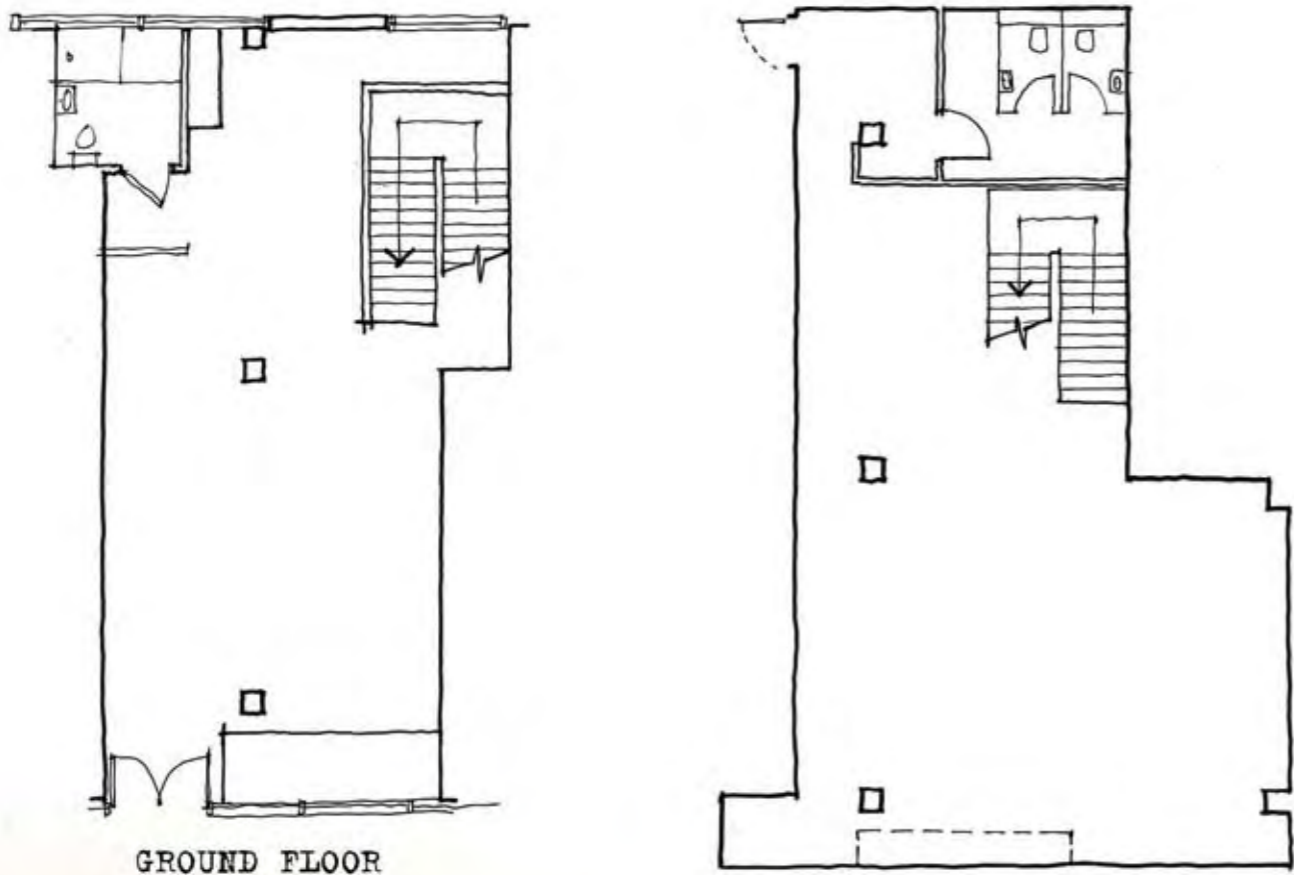
GROUND FLOOR: 558 sq ft  
 LOWER GROUND FLOOR: 1006 sq ft  
 TOTAL: 1564 sq ft



Furniture by Vitra Ltd







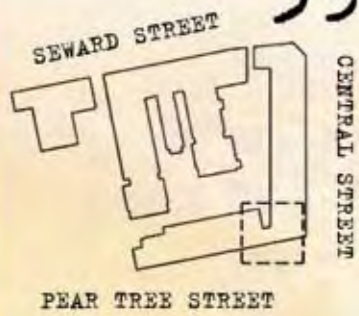
GROUND FLOOR

LOWER GROUND

39 PEAR TREE STREET

**NEW RELEASE**

GROUND FLOOR: 1071 sq ft  
 LOWER GROUND: 1312 sq ft  
 TOTAL: 2383 sq ft



Trainspotters



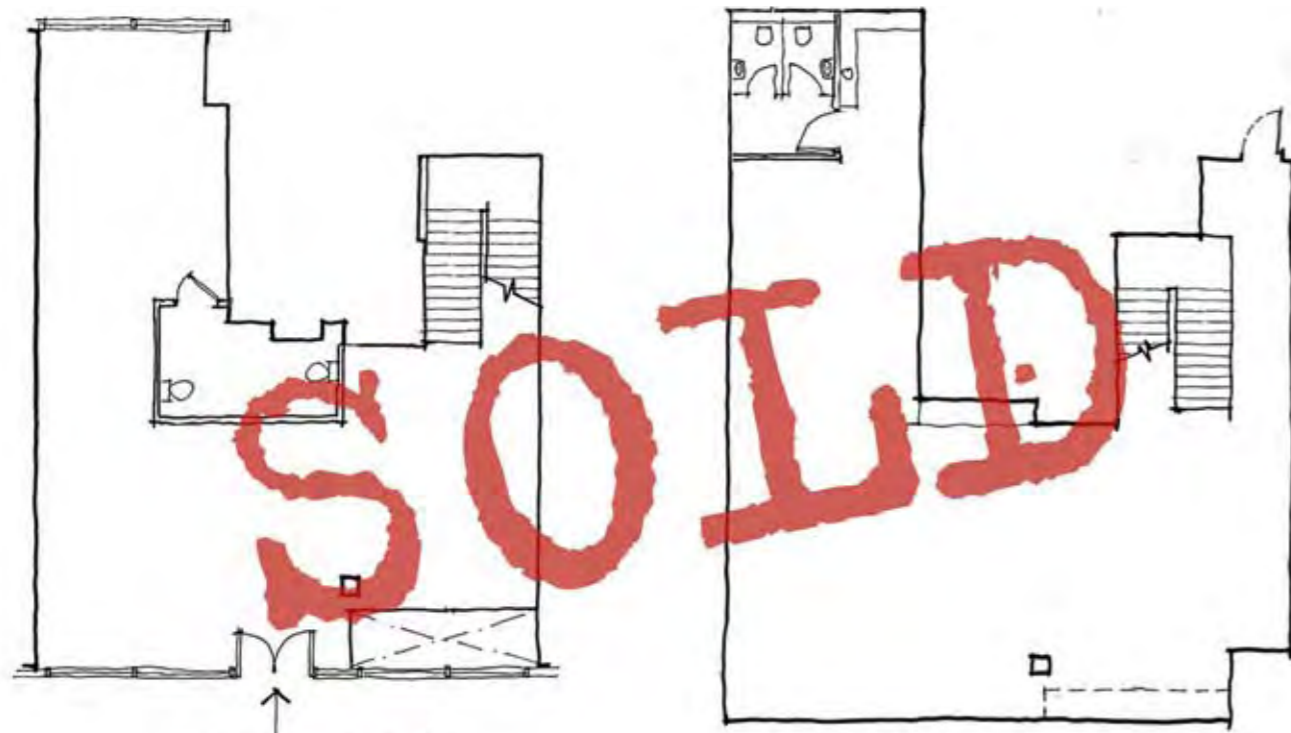
Whetstone Oak



Pedestrian Walkway - Peartree Street



CLERKENWELL EAST



GROUND FLOOR

LOWER GROUND

37 PEAR TREE STREET



GROUND FLOOR

LOWER GROUND

33 PEAR TREE STREET



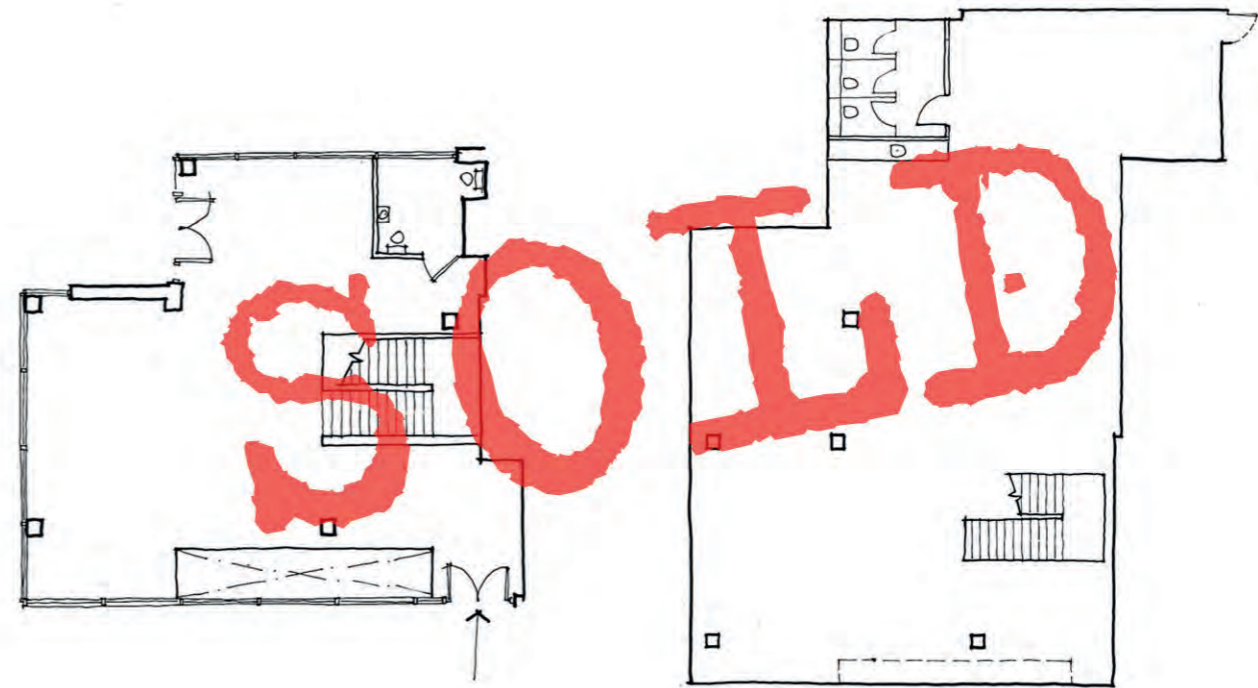
CENTRAL STREET

PEAR TREE STREET



CENTRAL STREET

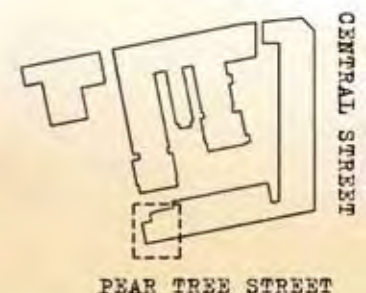
PEAR TREE STREET



GROUND FLOOR

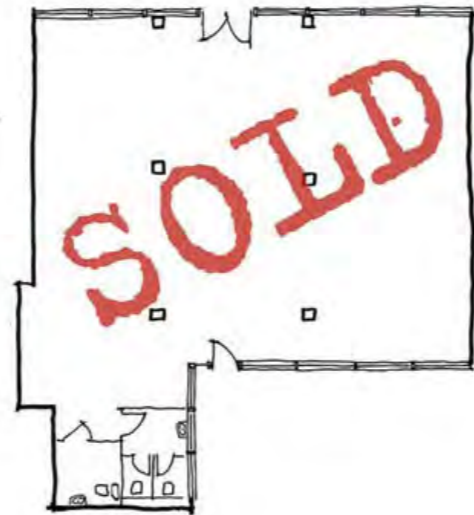
LOWER GROUND

31 PEAR TREE STREET

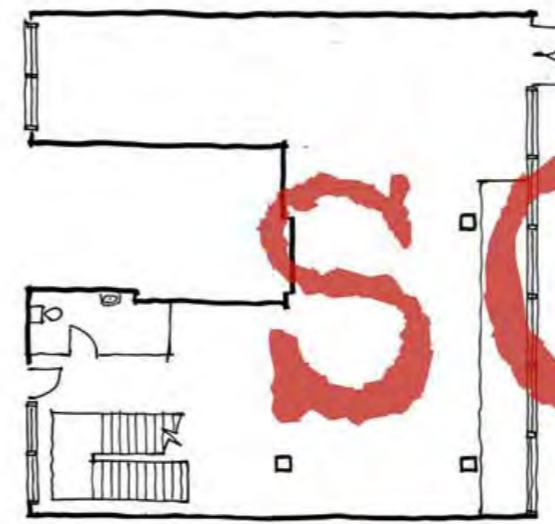




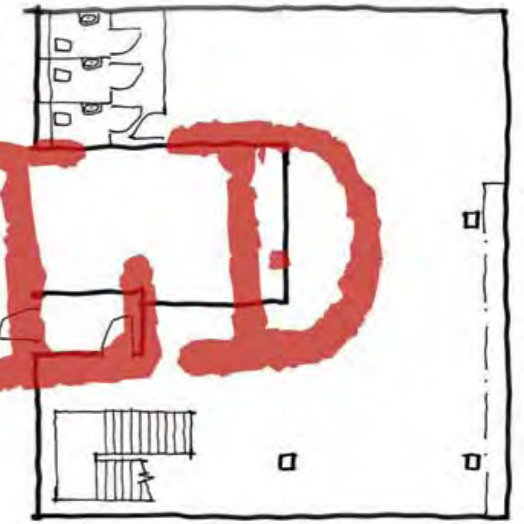
GROUND FLOOR  
22 SEWARD STREET



GROUND FLOOR  
24 SEWARD STREET



GROUND FLOOR  
59 CENTRAL STREET



LOWER GROUND



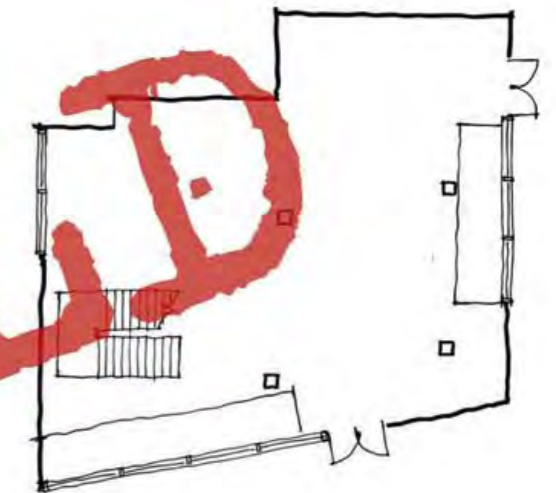
55 CENTRAL STREET  
GROUND FLOOR



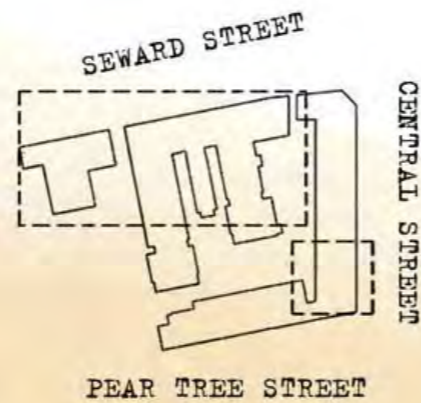
28 SEWARD STREET  
GROUND FLOOR



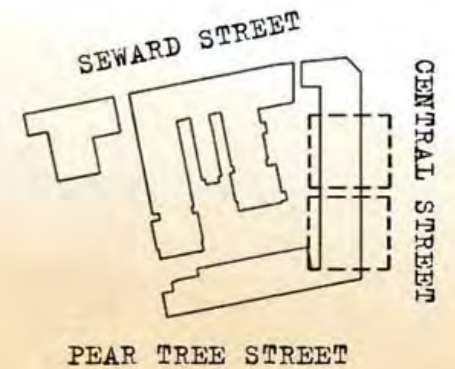
GROUND FLOOR  
55 CENTRAL STREET



LOWER GROUND



PEAR TREE STREET

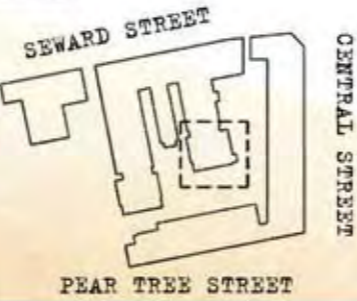


PEAR TREE STREET

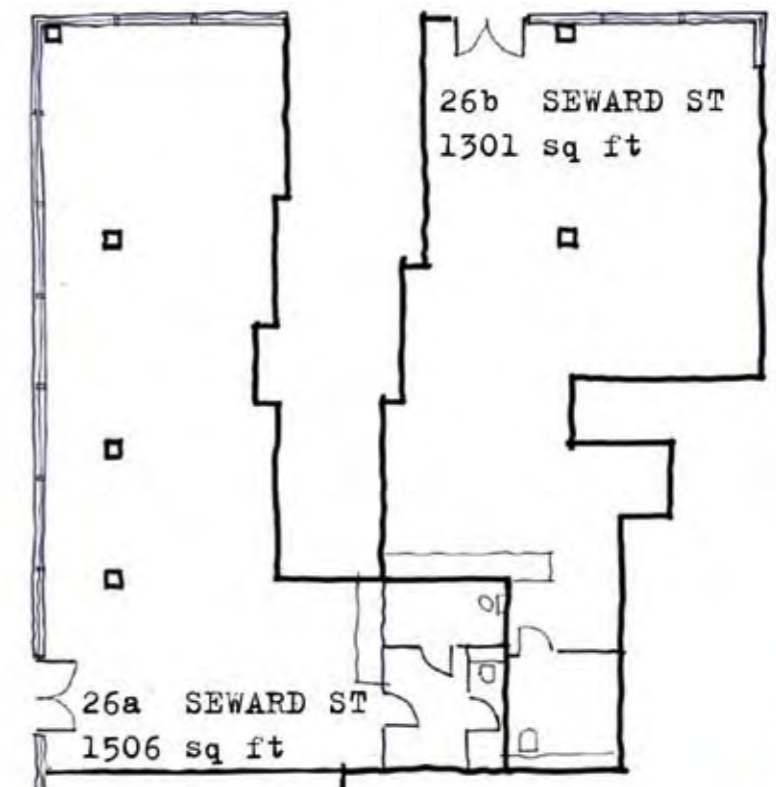


35 PEAR TREE STREET

GROUND FLOOR: 1861 sq ft



**NEW RELEASE**



26a SEWARD ST  
1301 sq ft

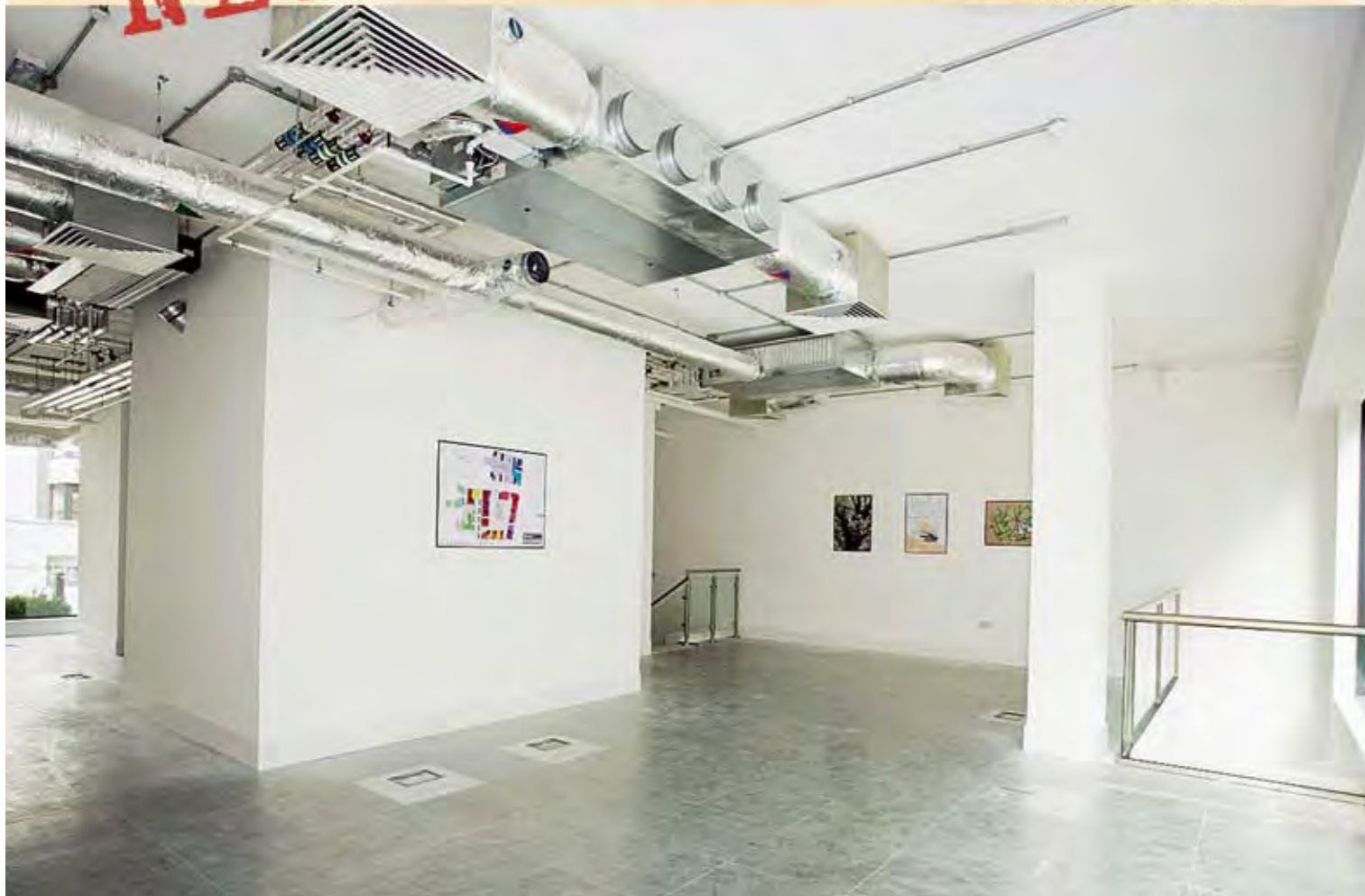
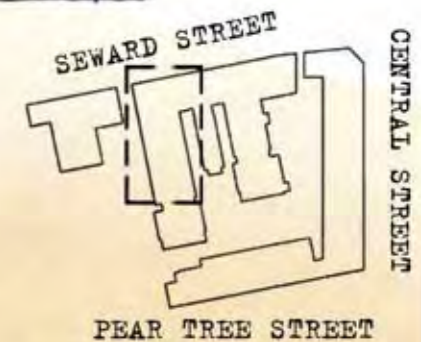
26a SEWARD ST  
1506 sq ft

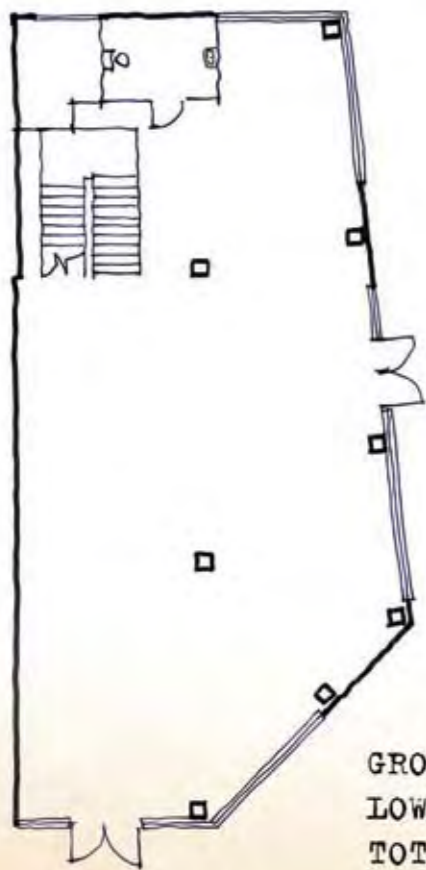


26c SEWARD ST  
2959 sq ft

**NEW RELEASE**

GROUND FLOOR



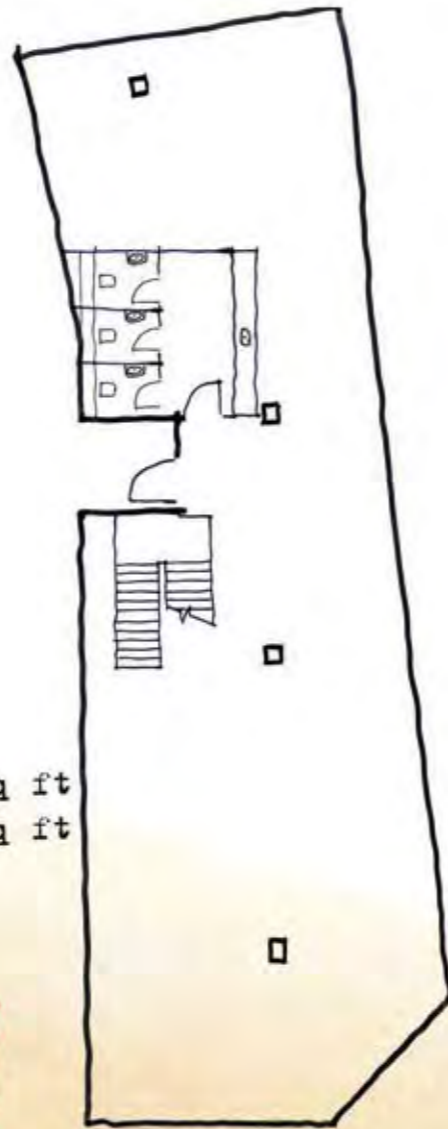


GROUND FLOOR

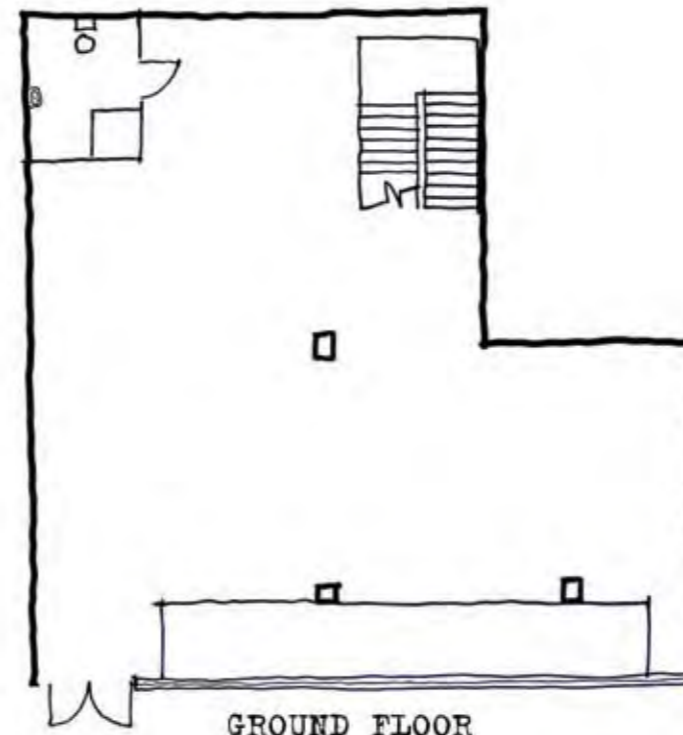
GROUND FLOOR: 1893 sq ft  
 LOWER GROUND: 2603 sq ft  
 TOTAL: 4496 sq ft

30 CENTRAL ST

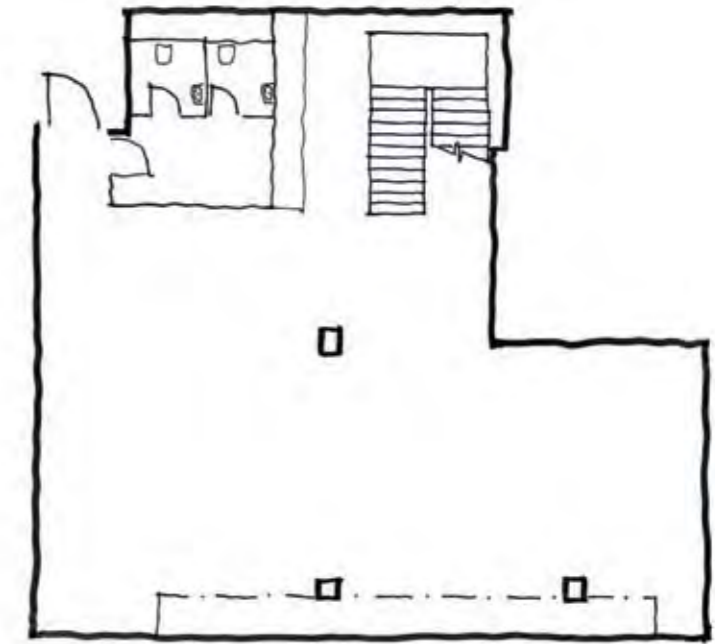
**NEW**



LOWER GROUND



GROUND FLOOR

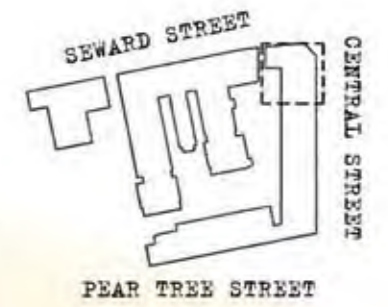


LOWER GROUND

**RELEASE**

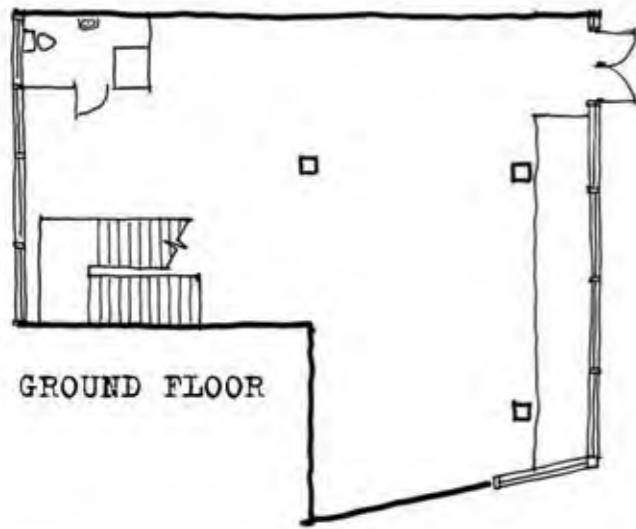
30a CENTRAL ST

GROUND FLOOR: 1850 sq ft  
 LOWER GROUND: 1667 sq ft  
 TOTAL: 3517 sq ft



PEAR TREE STREET

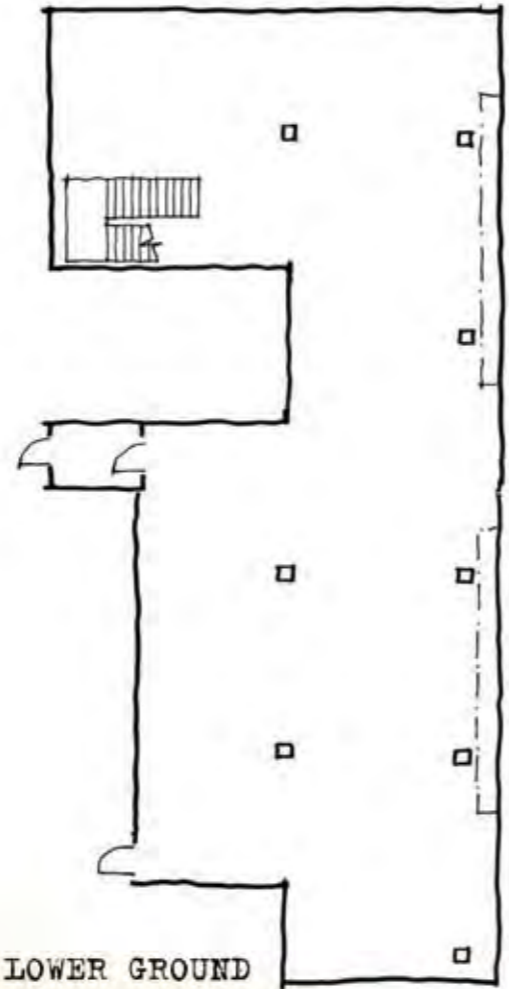




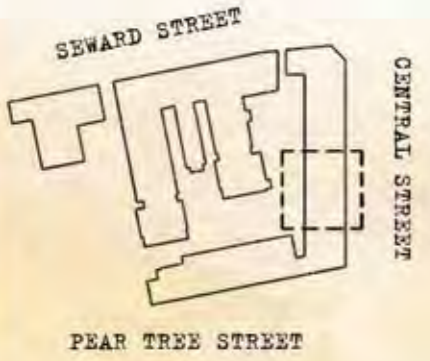
GROUND FLOOR

57 CENTRAL STREET

GROUND FLOOR: 1334 sq ft  
 LOWER GROUND: 3216 sq ft  
 TOTAL: 4550 sq ft



LOWER GROUND



**NEW RELEASE**



# TECHNICAL SPECIFICATION SUMMARY

## GENERALLY

This new build, mixed use development has been constructed using a concrete frame, with a full basement on a podium platform. The accommodation has been designed to be as flexible as possible, providing open plan accommodation. Each space has its own front door from the street and is completely self contained. Sub division is possible to create meeting rooms, cellular offices and touchdown spaces.

## FLOORS

Concrete slabs with raised access flooring system in accordance with Part L of Building Regulations. Kingspan R.E.G 600mm square steel encased panels supported on steel adjustable pedestals.

## EXTERNAL WALLS

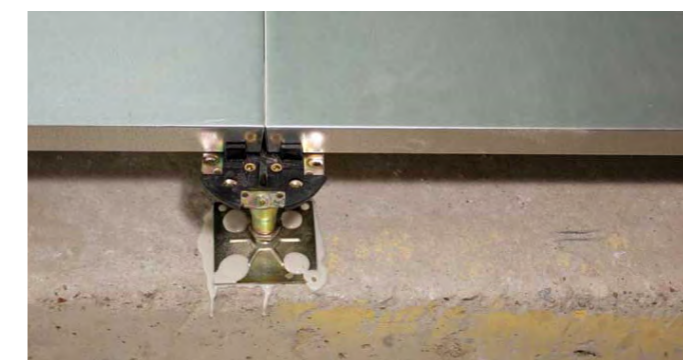
Generally clad in white and buff composite stone, the elevations are articulated with a combination of inset balconies, powder coated infill panels and rain screens.

## INTERNAL WALLS

Demise walls will be formed in block work with a dot and dab plasterboard lining. Internal walls are to be formed with metal stud partitions and to be painted with three coats of white emulsion paint.

## CEILINGS

A range of ceiling choices are available from painted soffit to 600mm x 600mm tiles laid in an exposed grid and self finished white. A 2.6m clear floor to ceiling height is to be achieved at all times.



## GLAZED FRONTAGES

High rise curtain walling with 100mm mullion and 100mm transom. Aluminium powder coated with ral colour 7024 30% gloss. External glass 10mm solar neutral, with 16mm argon. Panels generally 2050mm in width 3450mm high.





## STAIRCASES

Staircases are poured concrete with galvanised steel trays. Handrails are brushed stainless steel with glazed infill panels.

## LIGHTWELLS

Glazed infill panels with brushed stainless steel handrails and vertical posts.

## WC'S

Male and female toilets with a range of finishes are available to the purchaser. Walls to be white emulsion paint, with 200mm skirting MDF painted. Sils or fascias to be MD board painted white with two coats of undercoat and one gloss coat. Sanitary Ware - Low level WC by Twyford with dual flush system. Basin by Twyford. Mixer taps and low flow single lever with pop up waste. Disabled toilet with shower supplied with luxury Dock M pack by Armitage. Shower and changing facilities are available in every space.

## TEA POINTS

Capped off services will be provided in locations with a supply of hot and cold water and a waste pipe sized to accommodate a sink and dishwasher.

## ELECTRICAL SPECIFICATION

An allowance of Legrand three compartment floor boxes has been made for every space. Each floorbox has the capacity for power, telecoms and data. Wall mounted double sockets on the perimeter. Each space will be provided with a 3 phase power supply.

## TELECOMS

20 pr BT lines are available and provided to each space. Each tenant will be required to make their own arrangements regarding the distribution of telecoms and data within their demise.

## HEATING, VENTILATION AND COOLING

The ground floors will be provided with VRV heating and comfort cooling. The lower ground will be provided with fresh air ventilation and radiator central heating provided from the centralised boiler system.

## FIRE

The development falls within Section 20 of 'The London Buildings Act' and is therefore fully integrated. Each demise will be provided with a fire alarm panel, smoke detectors, sounders, break glass panels and signage. Each occupier will be required to enter commitments to comply with a fire risk strategy and enter into a Fire Risk Assessment for their own occupational needs.

## LIGHTING

An intelligent lighting system will be provided, which has a lowered energy demand. A high quality technically advanced lighting system, incorporating proximity sensing and a combination of high frequency luminaires and adaptable task lighting, will give a lux level to office areas of 500 lux uniformity.

## PLANT AREAS

Two significant plant areas are located within the basement level, housing boilers, chillers and the rain water storage system. A loading bay for two vehicles is located in the basement with access off Seward Street. Access is also provided to sixty eight cycle spaces. A Barclays London Cycle Hire Scheme is in situ on Central Street.

## OCCUPANCY

Ventilation strategy - 1 person/ 10m2  
 Means of Escape - 1 person/ 7.5m2  
 Toilet Provision 1 person/ 10m2  
 Travel Plan 1 person/ 10m2  
 Waste Strategy 1 person/ 10m2

## IMPOSED FLOOR LOADINGS

Ground Floor slab 5.0Kn/m2  
 Lower Ground slab 5.0Kn/m2  
 Plant rooms 7.5Kn/m2

## FLOOR TO CEILINGS HEIGHTS

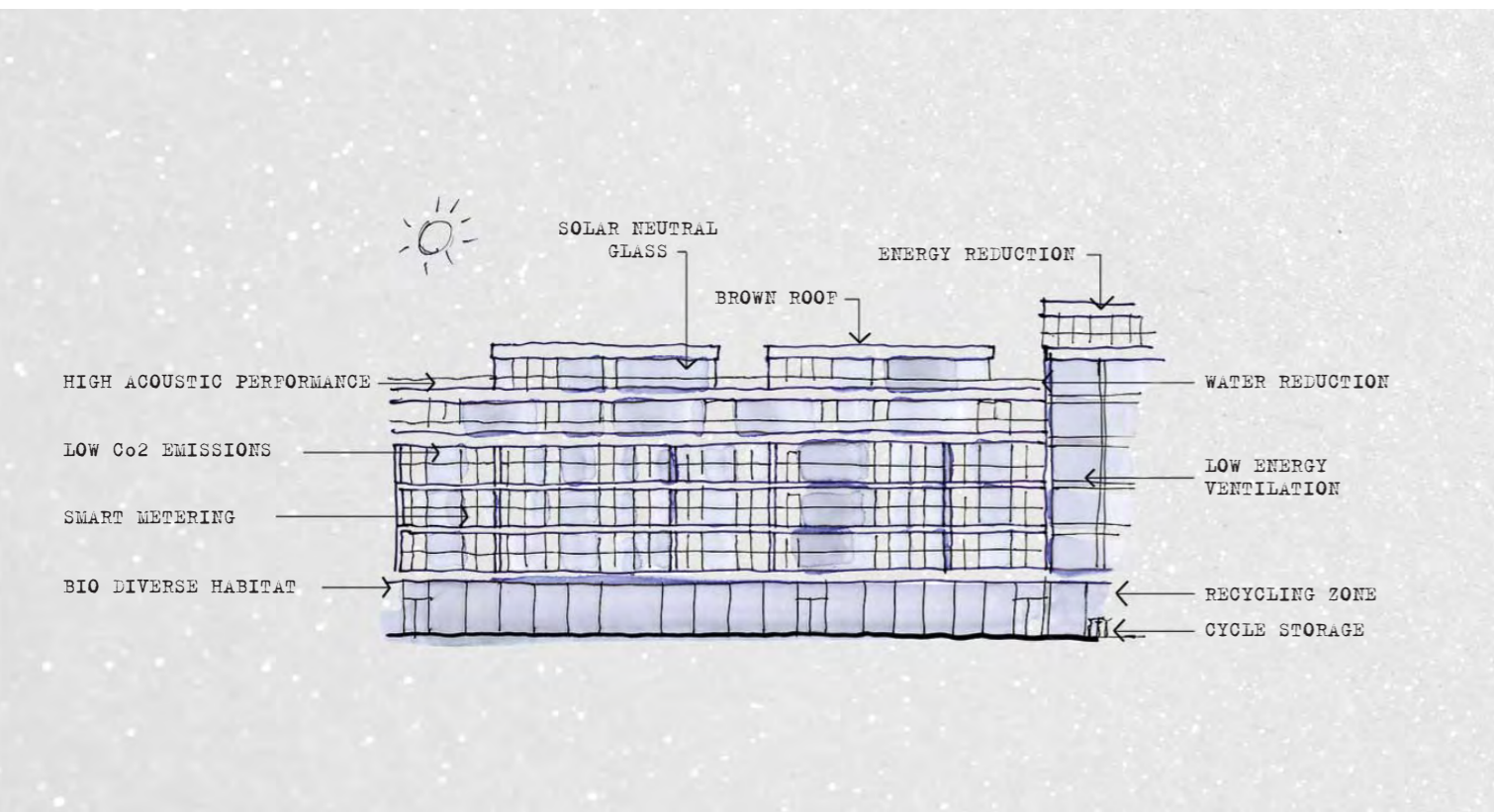
Floor to floor 3700mm

## DESIGN LIFE

The design life of the building is to be a minimum of 25 years.







# SUSTAINABILITY

It is our ambition that each space in collaboration with the occupier will be awarded a BREEAM Excellent Certificate. For this to be achieved it is important to be serious about reducing energy, carbon emissions and running costs. Energy saving measures, engagement with the travel plan and using the building to its full capability will ensure employers will benefit from being able to provide green accommodation to staff and clients.

## CYCLE STORAGE

Sixty eight cycle storage spaces are provided within the secure basement area for the use of the commercial occupiers of the building. To encourage occupiers to cycle to work each space has been provided with changing and showering facilities.

## REFUSE STRATEGY

Occupiers will be required to engage with the refuse strategy for the building, which will involve sorting and recycling the waste produced from the entire development. Adequate refuse stores are provided on site and the building manager will ensure refuse contractors have the most up to date certificates and waste is disposed of in an approved fashion.

## ENERGY REDUCTION MEASURES

Technically advanced lighting systems have been deployed providing a combination of low and high frequency lighting. A combined heat and power plant has been installed within the basement to provide a constant flow of hot water throughout the development. The system benefits from dual fuel bio diesel and gas boilers. A displacement ventilation system ensures a high level of heat recovery is attained. An increased proportion of fresh air recirculating the building has also been installed.

## RECYCLING

Paper, organic waste and consumables will have designated euro bins located within designated refuse storage areas.

## LANDSCAPING

The detailed landscaped design has considered three main elements. The first being its calming and pleasant visual impact which has been achieved with the use of quality hard landscaping materials, water features and selective planting. Secondly, biodiversity has been achieved by creating a habitat to encourage a micro climate to encourage ecological value. Brown roofs have also been installed. Thirdly, rainwater attenuation has been achieved by controlling flow rates.

## TRAVEL PLAN

A detailed travel plan has been adopted for this scheme.



## WATER REDUCTION MEASURES

Toilets and taps have been selected to ensure that occupiers benefit from low water consumption. Each space will be provided with their own smart water meter.

## SECURITY

Locks, CCTV, gates, controlled access, toughened glass and external lighting are all provided as part of the development's security measures.

## CO2 EMISSIONS

A high degree of effort has been made to consider all plant installed in the building complies with the most modern emission tests.

## METERING AND SUB METERING

Each space will come complete with a suite of meters measuring water, electricity and hot water provided by the centralised system. Occupiers are encouraged to engage with the data provided by the smart metering system.

## DISABLED ACCESS

Each space provides level access to the main entrance and all occupied floorspace has been designed to conform to current building regulations. Each space has a disabled enabled toilet and shower.

## PUBLIC TRANSPORT

The development is within close proximity of several London underground stations and bus stops are conveniently located adjacent to the development on Central Street. A Barclays London cycle hire scheme is situated close by on Central Street. Islington Council operate a popular car sharing scheme.

## PROXIMITY TO AMENITIES

Within the locality, shopping and several convenience stores are situated within walking distance. Finsbury Leisure Centre is directly adjacent providing a large selection of indoor and outdoor sports. Ironmonger Swimming Baths are two streets away.

## DESIGNING FOR ROBUSTNESS

The development has been designed with robustness in mind.

## CREDITS

### PROFESSIONAL TEAM:

David Gallagher Associates

MGM Architects

KennedyTwaddle Architectural Design

Van Zil de Villiers

Blue Sky Planning

### With Thanks To:

Vitra Ltd

Lever Creative

Mount Anvil

Actiu

Contemporary Art Society

Bagno Design

Try Active Media

Newpark Childcare

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## Misrepresentation Act

i) These particulars are set out as a general outline for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract.

ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of them. Subject to Contract and Exclusive of VAT.

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