

**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.



- 01. First Floor
- 02. Staircase
- 03. Klaco House Exterior





SPECIFIED DETAILS

Arranged over first, second, third and fourth 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.

The first floor has been fully fitted to provide 1,084 sq ft of space ready for occupation.

A bespoke fit can be provided on any of the upper floors subject to terms.





02



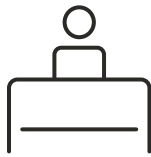
03

- 01. Reception Detail
- 02. 1st Floor
- 03. On-Floor WCs
- 04. Third Floor



04

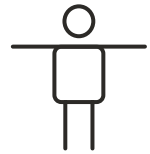
SUMMARY SPECIFICATION



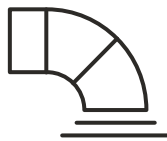
Reception with textural finishes



Secure access control entrance doors



1:10 sq m occupancy ratio



Exposed ceiling and services



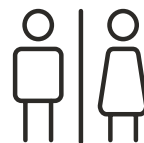
Air conditioning



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.

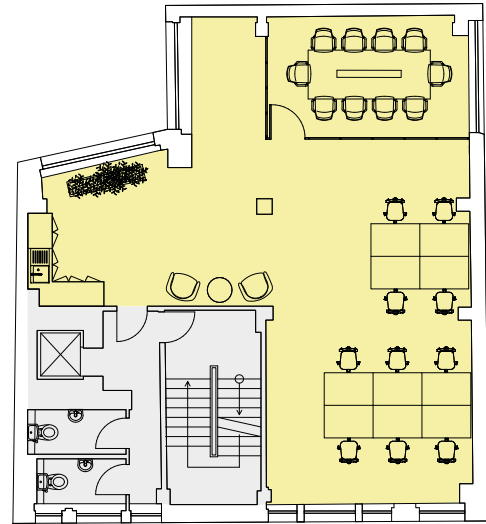


SCHEDULE OF AREAS

Floor	Use	sq m	sq ft
Fifth	Office	LET	LET
Fourth	Office	102	1,099
Third	Office	101	1,090
Second	Office	101	1,088
First	Office	101	1,084
Ground	Office	LET	LET
LG	Office	LET	LET
Total Office		304	4,361

FITTED FIRST FLOOR

Office – 101 sq m / 1,084 sq ft



St John's Square

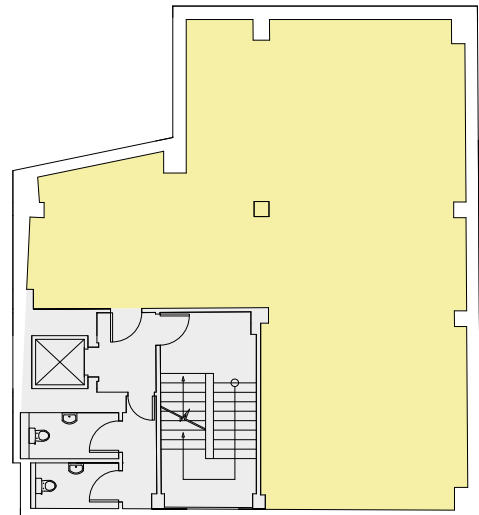
Workstations	10	Kitchenette	01
10 person meeting room	01	Total Fixed Headcount	10
Breakout area	01		



First Floor

TYPICAL (SECOND/THIRD/FOURTH)

Office – 102 sq m / 1,099 sq ft



St John's Square



First Floor



Second Floor

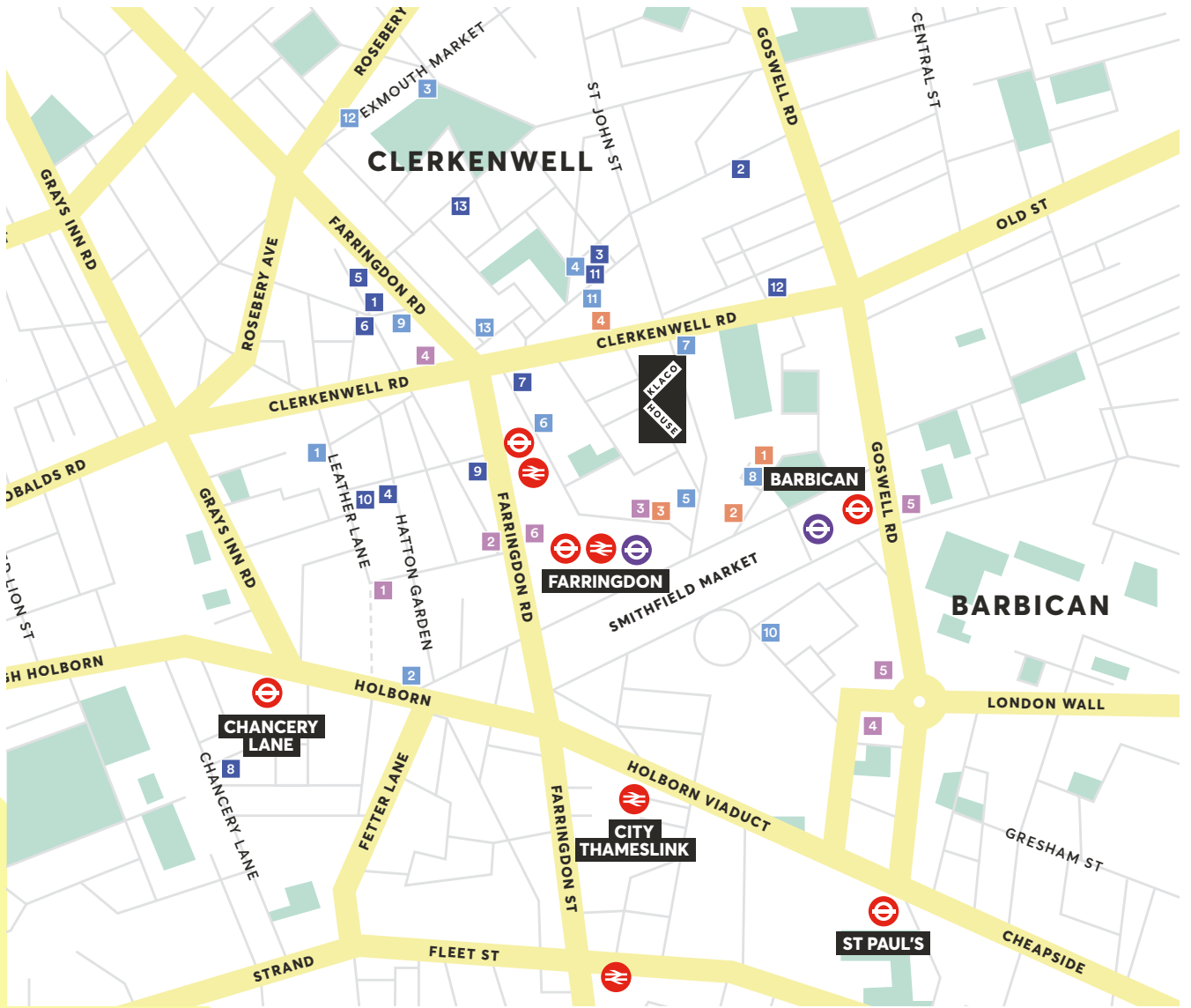
AN ENVIED LOCATION



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.





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

GRANGER & Co.



FOX & ANCHOR
SMITHFIELD MARKET



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 Granger & Co
- 05 Vinoteca
- 06 Iberica
- 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

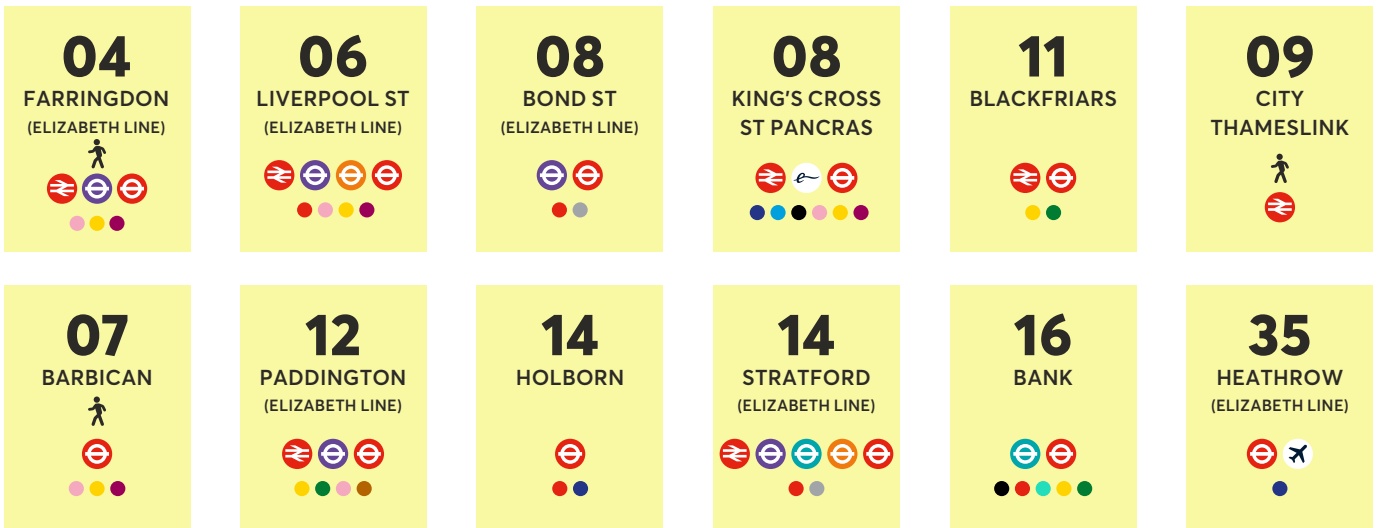
HEALTH & FITNESS

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

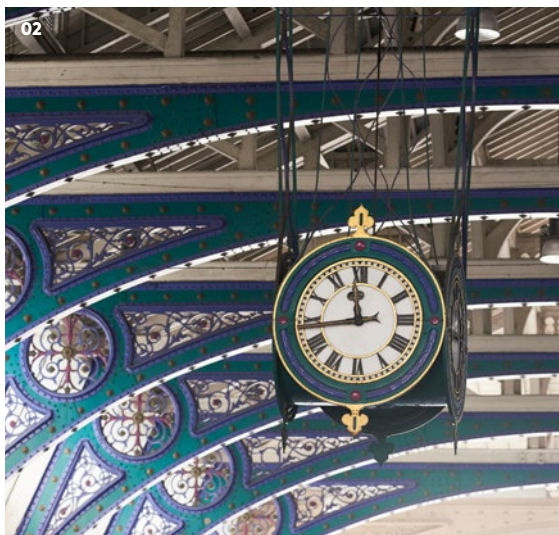
TRAVEL

NEAR & FAR

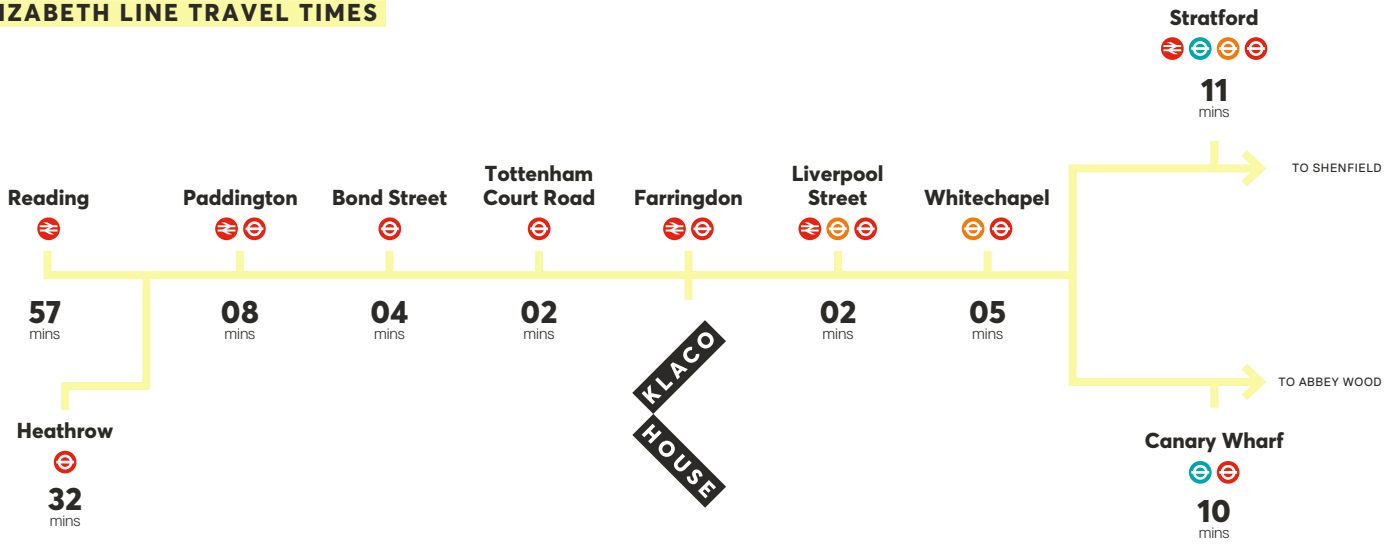
Just a short walk away from Klaco House, Farringdon station offers excellent travel connections in all directions via the London Underground network. For destinations further afield – Thameslink provides connection beyond London to Brighton and both Luton and Gatwick airports.



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



ELIZABETH LINE TRAVEL TIMES



04

05

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

NEW ARRIVAL

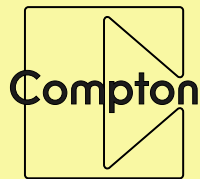
The new Elizabeth Line runs from the east to the west of London and beyond – with high frequency, high capacity trains – offering more transport options to occupiers.

KLACO HOUSE

CONTACT

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or to arrange a viewing please contact:

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