



CORNWELL HOUSE
21 CLERKENWELL GREEN EC1

**CLERKENWELL
REIMAGINED**

CORNWELL HOUSE

Design-led
office space and
a prime retail
or showroom
opportunity.



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www.cornwellhouse.co.uk



Excellent natural light and a unique working environment


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Occupying one of the most prominent sites on Clerkenwell Road, Cornwell House was built by the Victorian developer Charles Powell in 1880 as the Sessions House Hotel. It was later converted into a spectacle factory and offices for the General Optical Company and renamed Cornwell House after which it was refitted as craft workshops.

The building has been extensively redeveloped behind its sweeping façade, designed by EMRYS Architects. The Lower Ground and Ground floors provide retail

/ showroom space of 1,772 sq ft with a distinguished shop frontage wrapping around Clerkenwell Road and Clerkenwell Green.

The office floors benefit from the unique curved form of the building and large sash windows providing excellent natural light and a unique working environment.

A new floor has been added with a feature zinc clad roof and roof terrace with exceptional South and West facing views of central London.

Specification

Exceptional new building entrance and reception

High grade kitchens installed on each floor

High occupational density of 1:8 m²

Self-contained WC's on each floor

New air conditioning system with fresh air ventilation

Exposed original brickwork and vertical oak slatted feature wall on each floor

New CorTen Steel clad feature lift with 10 person capacity

BT Openreach high speed fibre installed to each floor ready for immediate use

Generous floor-to-ceiling heights

New metal tiled raised floors

Plasterboard ceilings with energy efficient LED feature lighting

New showers, cycle store and lockers

DDA compliance



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Typical floor plan

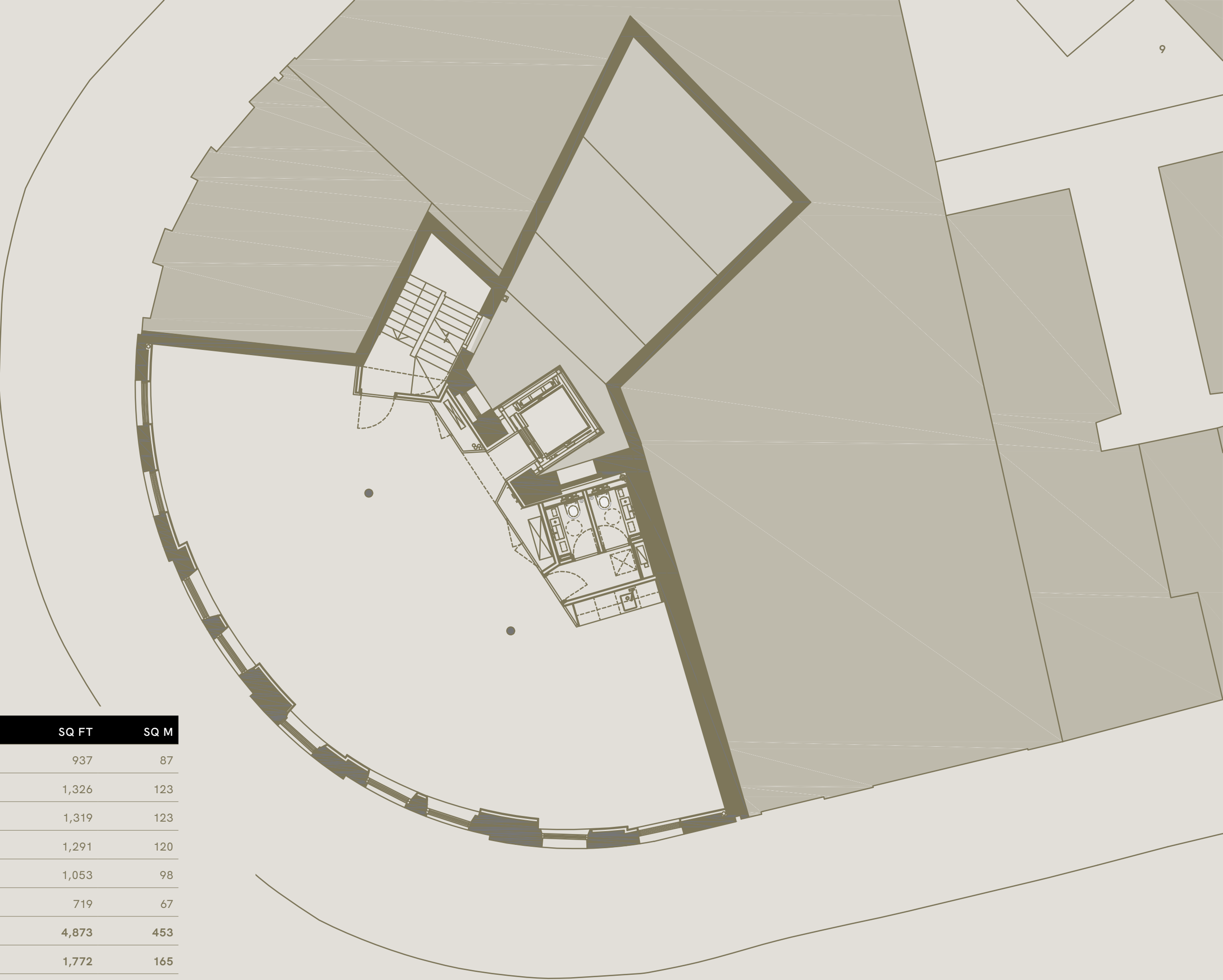
3rd floor

1,326 SQ FT

Click to view
the Matterport
3rd Floor Show Floor

Availability

Floor	USE	SQ FT	SQ M
Fourth (Terrace)	Offices	937	87
Third	Offices	1,326	123
Second	Offices	1,319	123
First	Offices	1,291	120
Ground	Retail	1,053	98
Lower Ground	Retail	719	67
Total Offices		4,873	453
Total Retail		1,772	165
Total		6,645	618







Clerkenwell
Green –
the heart of
Farringdon



Cornwell House sits prominently on the corner of Clerkenwell Road and Clerkenwell Green. Home to the tech, media and creative industries, Clerkenwell Design Week and an eclectic mix of dining destinations.

Local Occupiers

Occupiers

- 1. LinkedIn
- 2. Zaha Hadid
- 3. Deloitte Digital
- 4. Unilever
- 5. GoCardless
- 6. Kurt Geiger

Showrooms

- 1. Gessi
- 2. Kohler
- 3. Duravit
- 4. Vitra
- 5. Hansgrohe
- 6. Knoll

Culture & Markets

- 1. Exmouth Market
- 2. Leather Lane Market
- 3. Smithfield Market
- 4. Barbican Theatre
- 5. Whitecross Street

Dining

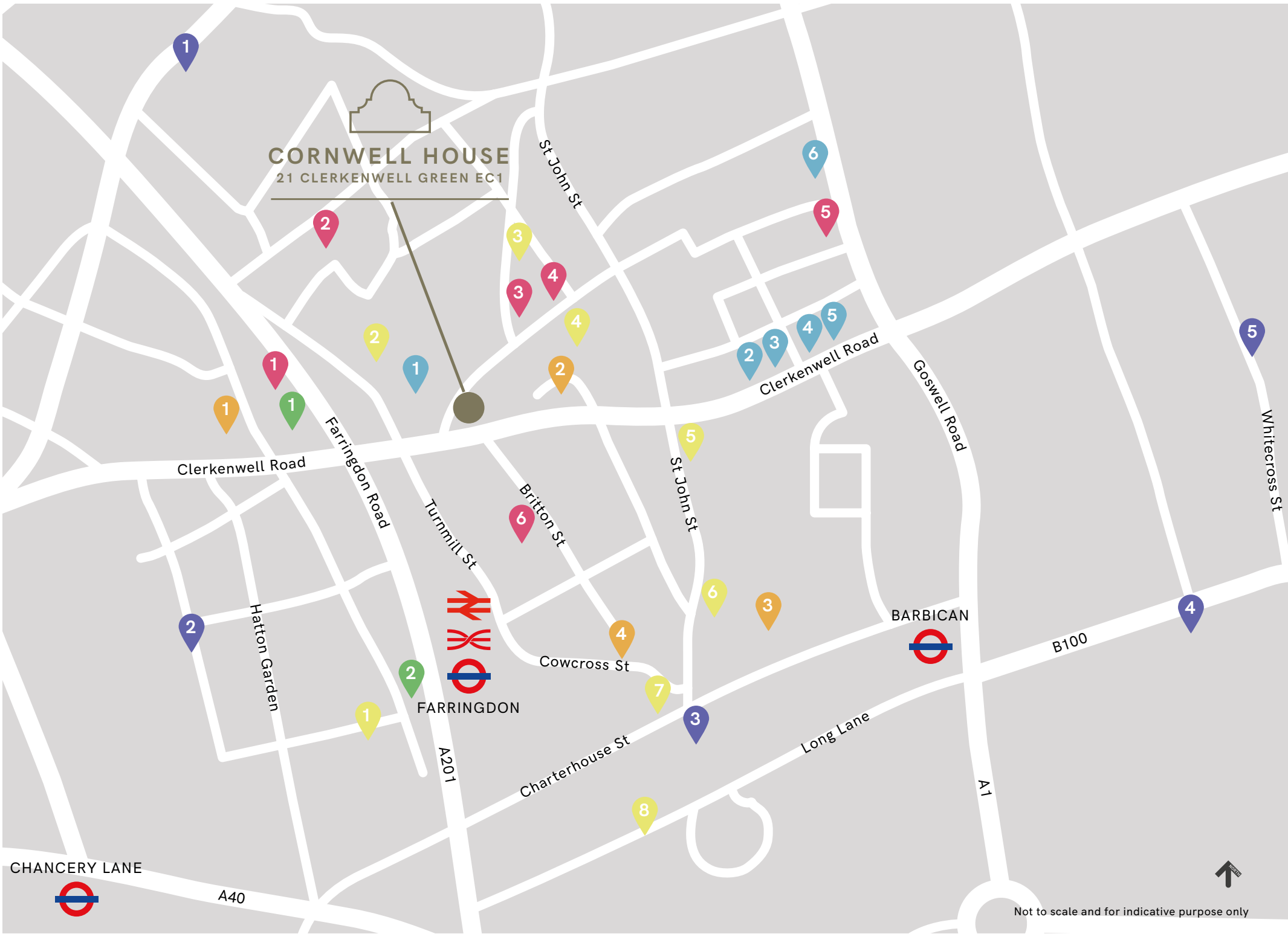
- 1. Bleeding Heart
- 2. The Green
- 3. Granger & Co
- 4. The Modern Pantry
- 5. Luca
- 6. St John
- 7. The Hope
- 8. Bird of Smithfield

Hotels

- 1. The Bryson
- 2. Zetter Townhouse
- 3. Fox and Anchor
- 4. The Rookery

Health & Fitness

- 1. PureGym
- 2. Frame



KURT GEIGER



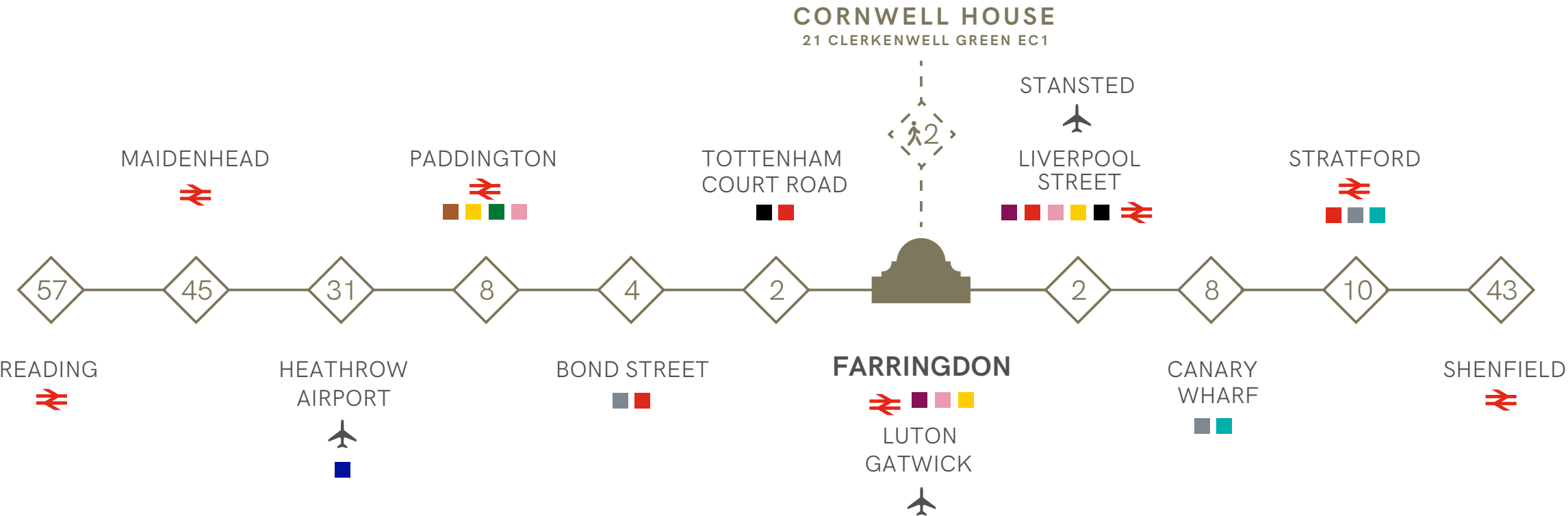
Zaha Hadid



Deloitte Digital

Only moments from Farringdon station, central London's most connected transport hub

Located just minutes from Farringdon Station, soon to be one of London's most connected transport hubs with access to the Circle, Hammersmith & City, Metropolitan, Thameslink and Elizabeth lines.



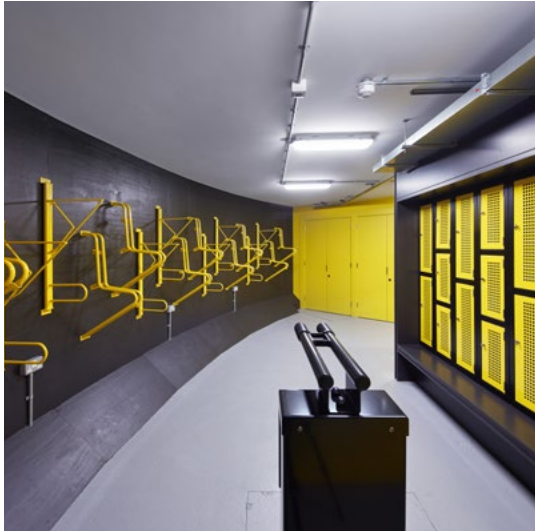
On completion of the Elizabeth line, Liverpool Street will be reached in just 2 minutes, Bond Street 4 minutes, Canary Wharf 8 minutes and Heathrow Airport 31 minutes. Luton Airport Parkway can be reached in 29 minutes and Gatwick Airport in 39 minutes via Thameslink.

Chancery Lane (Central) and Old Street (Northern and Rail) stations are also nearby.



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A development by

gms

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