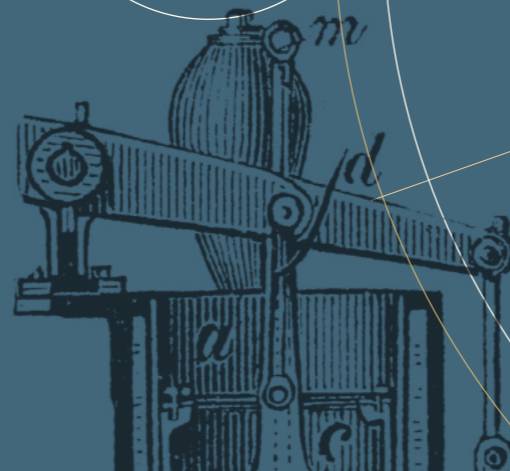


8-10 Warner Street
Clerkenwell, EC1





Introduction

8-10 Warner Street is a unique opportunity to occupy a first class, self-contained office building in Clerkenwell.

Building designed by Matheson Whitley Architects, this striking HQ building has undergone a comprehensive refurbishment to provide approximately 9,000 sq ft of one of Clerkenwell's most characterful spaces.

The duplex is set in the ground and 1st floors below a turn-of-the-century tenement building. The unit has an advanced frontage that sits proudly on Warner Street. The London Stock Brick facade and double height crittal windows signal a very modern departure from the traditional environs.

Summary specification

Inside, you are immediately presented with a double height space and a breezy palette of whitewashed brick walls and metalwork, offset by concrete soffits with lines of LED lightboxes running from front to back. The impression is fresh and sympathetic to the age of building, with an elegant 1.5m wide statement concrete staircase.

- | | |
|---|---------------------------------|
| + New scheme designed by Matheson Whiteley | + Terrazzo flooring in entrance |
| + Original warehouse conversion | + Modern lighting |
| + Impressive double height entrance | + Exposed brickwork |
| + Perfect for showroom/creative occupiers | + Demised WCs |
| + Roof terrace on the 1 st floor | + Shower facilities |
| + Superb floor to ceiling height | + Fantastic natural light |
| + New comfort cooling system | + 24 hour access |
| + Timber raised access floor | + Self-contained HQ opportunity |





Local area



The Clerkenwell Charm

Away from its headline acts of Cowcross Street, Smithfield Market and St John Street, Clerkenwell has some delightful pockets tucked within the creative hustle. One of them, is Warner Street.

Running north of Clerkenwell Road - roughly between Grays Inn Road and Farringdon Road, cutting under the Rosebery Avenue viaduct - it's a location at the heart of the buzz but with a sense of calm not often linked with London's creative quarter.



Neighbourhood

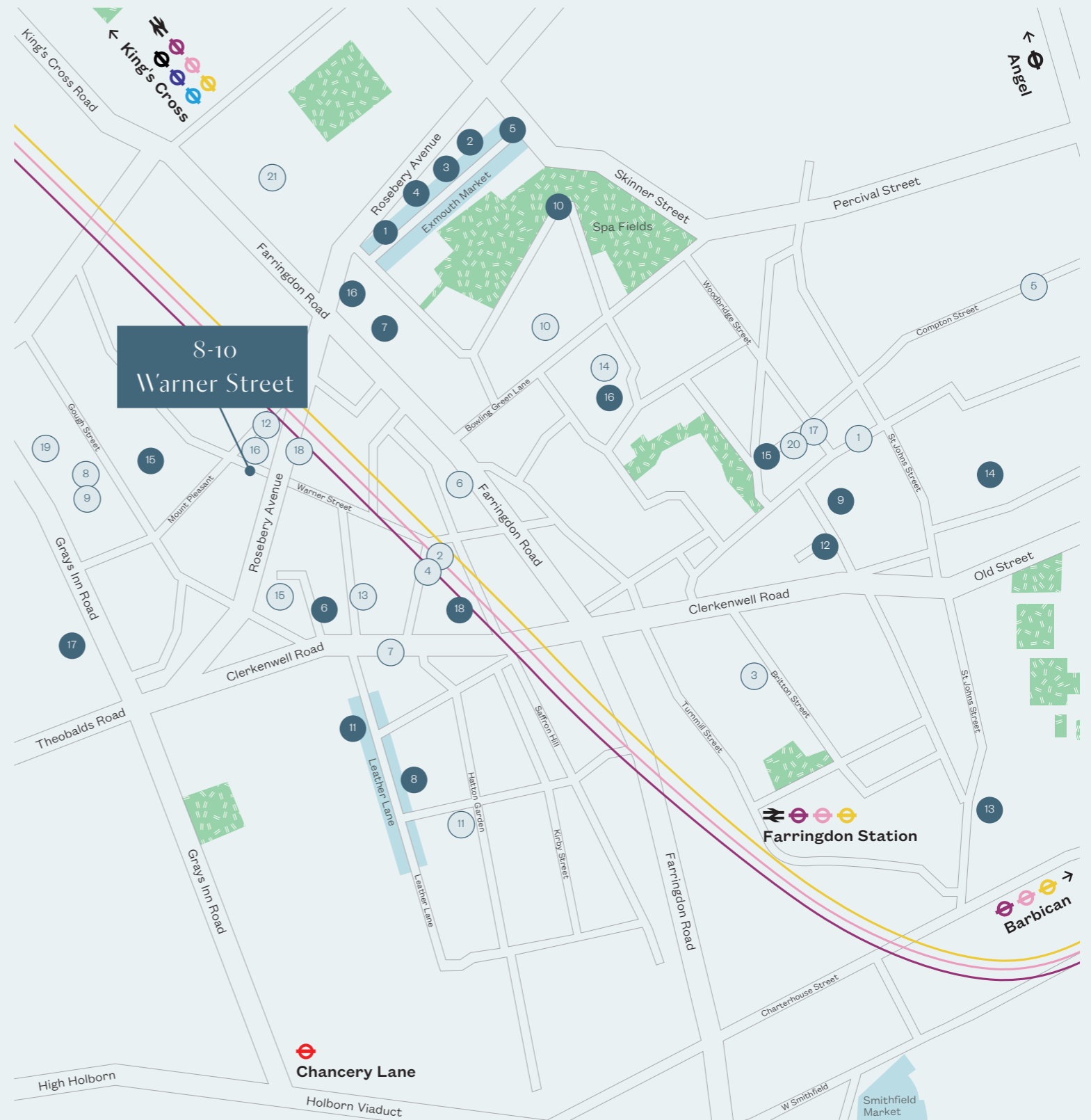
Warner Street really is one of Clerkenwell's finest positions and is perfectly placed to enjoy almost every corner of the neighbourhood: Exmouth Market, Leather Lane, Hatton Garden, Clerkenwell Green and Cowcross Street are all within an easy walk.

Local Tenants

- 1 Alexander McQueen
- 2 Moonpig
- 3 Kurt Geiger
- 4 IDEO
- 5 Airbnb
- 6 LinkedIn
- 7 Tesco Digital
- 8 ITN
- 9 Warner Brothers
- 10 Zaha Hadid Architects
- 11 Grey Advertising Group
- 12 Uber Digital
- 13 Fordham University
- 14 Workspace
- 15 Kayak
- 16 Fred Perry
- 17 Unilever
- 18 Analog Folk
- 19 Kantar Media
- 20 Deloitte Digital
- 21 Amnesty International

Shops & Restaurants

- 1 Exmouth Market including Moro, Caravan, Clerkenwell Grind, Berber & Q, Gails, Morito
- 2 Marby & Elm
- 3 EC One
- 4 Botanique
- 5 The Coin Laundry
- 6 The Clerk & Well
- 7 The Quality Chop House
- 8 Anglo
- 9 Modern Pantry
- 10 Bourne & Hollingsworth
- 11 Leather Lane including Prufrock Coffee, Department of Coffee and Social, The New Gymbox
- 12 The Zetter Townhouse
- 13 St. John Restaurant
- 14 The Slaughtered Lamb
- 15 Granger & Co
- 16 The Clerkenwell Kitchen
- 17 Condor Cycles
- 18 The Bryson Hotel



Transport

It's also a supremely accessible spot. Numerous buses run along Rosebery Avenue and Farringdon Road, while the Thameslink and Underground trains at nearby Farringdon station are soon to be joined by the Elizabeth Line as phase one of Crossrail.

The new platforms will create a major London interchange, with direct trains to Heathrow, Canary Wharf and beyond transforming local connections and widening Clerkenwell's appeal even further.

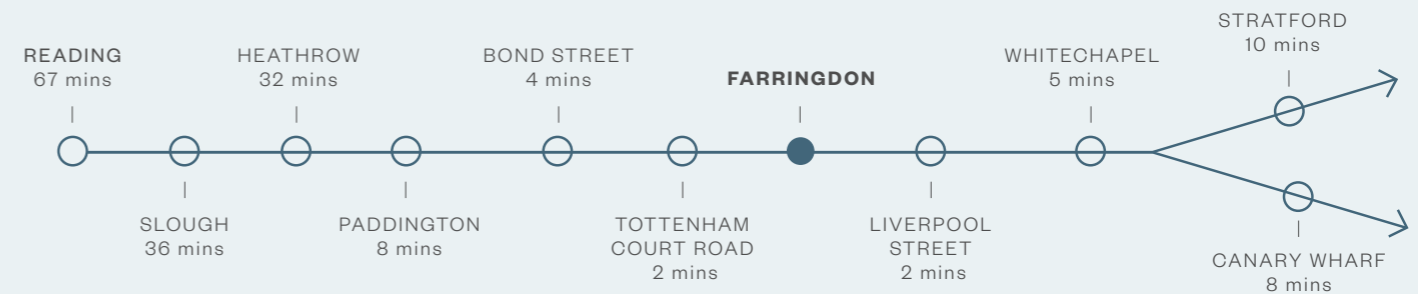


Destination

Minutes

Exmouth Market		4 mins (walk)
Leather Lane Market		6 mins (walk)
Farringdon Station	⊕ ⇄	7 mins (walk)
Chancery Lane Station	⊕	9 mins (walk)
King's Cross Station	⊕ ⇄	15 mins (bus/tube)
Old Street Station	⊕ ⇄	7 mins (cycle)
Angel Station	⊕	7 mins (cycle)
Heathrow	✈	42 mins (Crossrail)
Gatwick	✈	39 mins (Thameslink)

Crossrail journey times

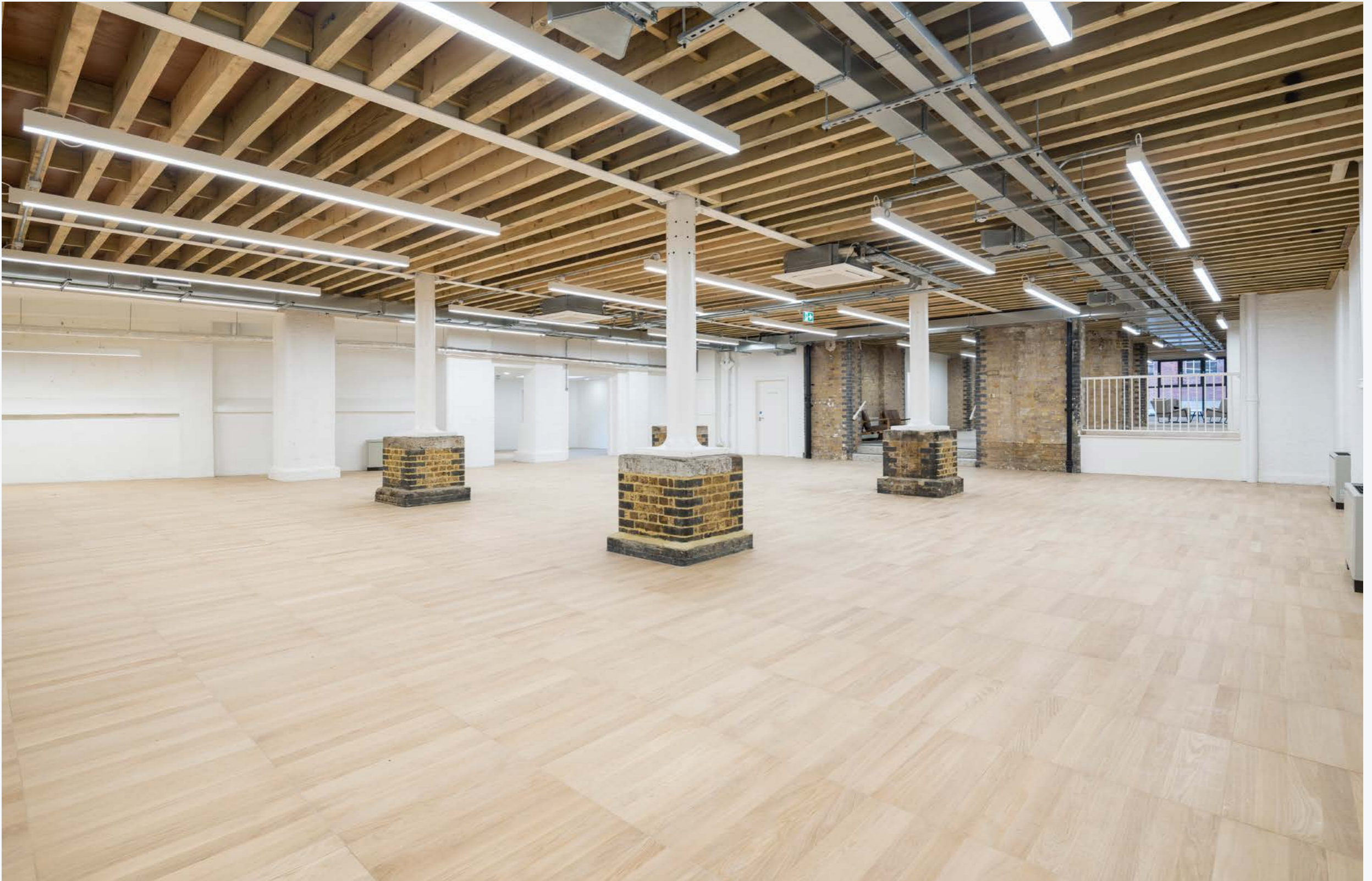


The Building







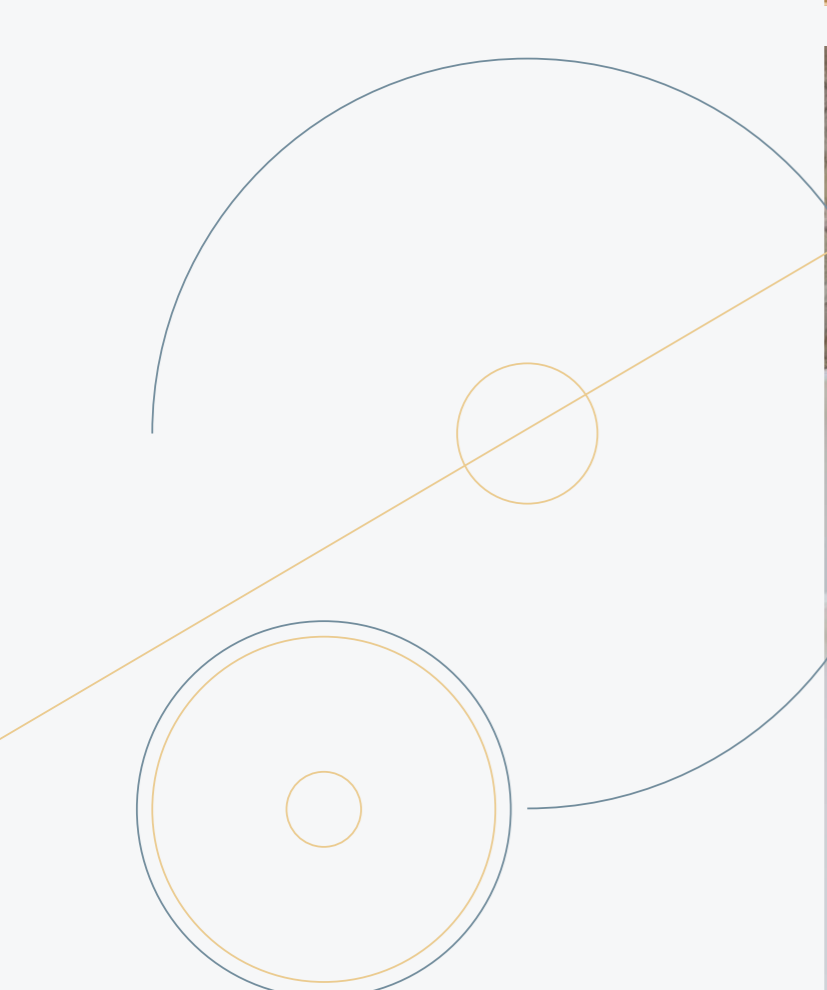


+ Timber ceilings

+ Original steel beams

+ Balustrade stairway

+ Exposed brickwork

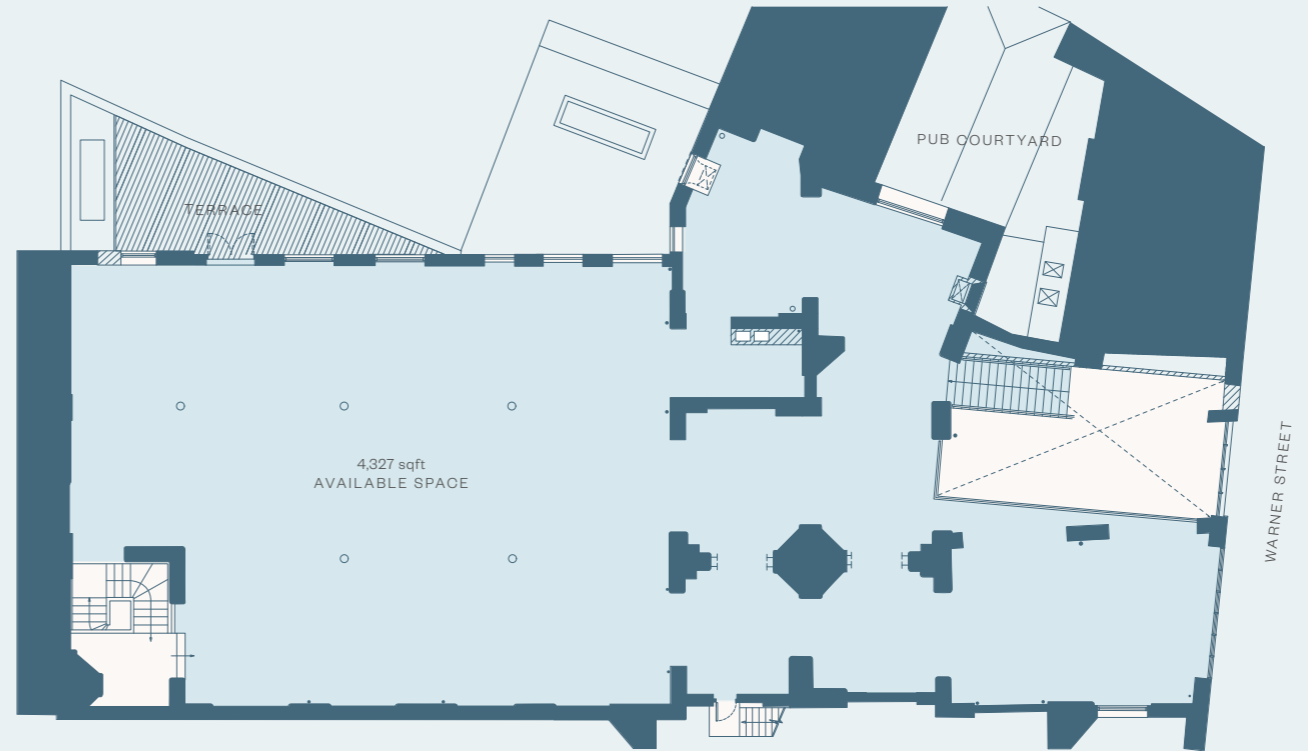


Floorplans

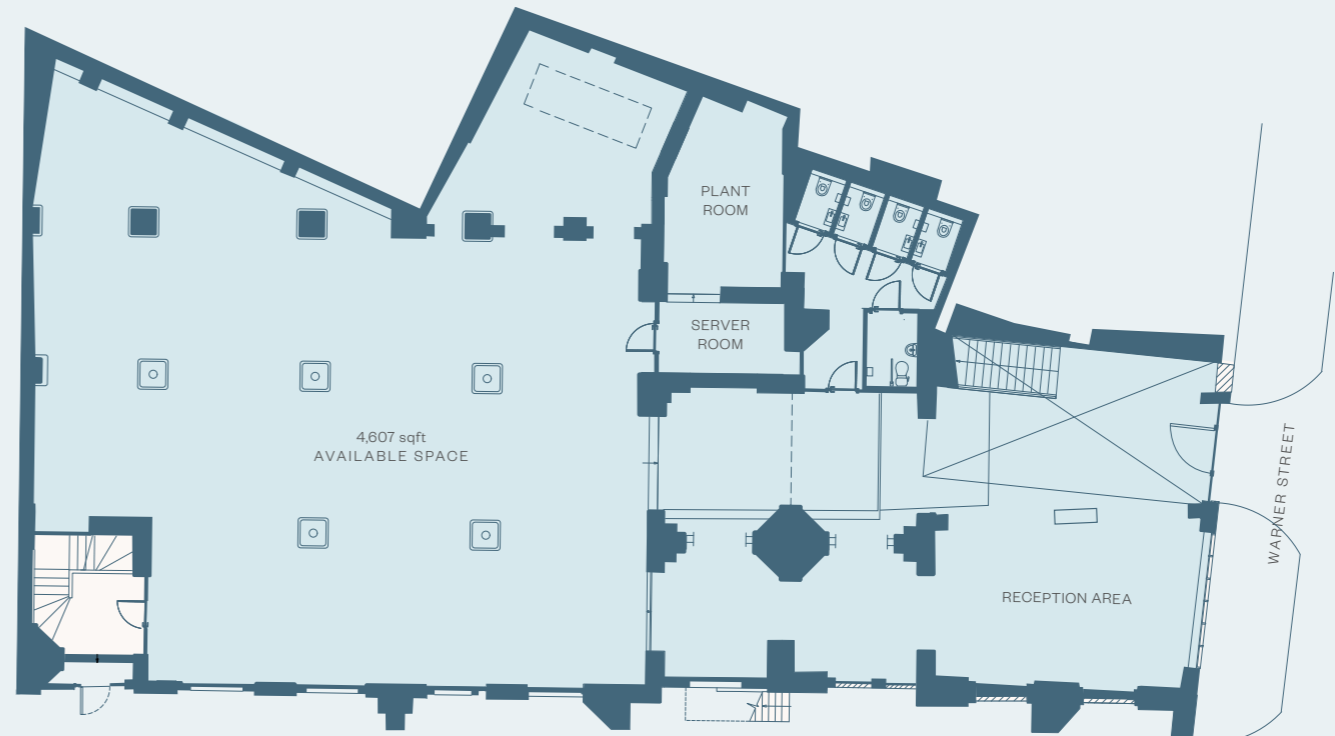
Area schedule

	sq ft	sq m	terrace (sq ft/sq m)
First floor	4,327	402	137/12.7
Ground floor	4,575	425	n/a
Total	8,902	827	137/12.7

*All measurements are NIA



First floor



Ground floor

Contact

For further information or to arrange an inspection, please contact sole joint agents listed below



Colliers International
collierslondon.com

Elliott Stern
0207 871 7425 / 07834 918 700
elliott.stern@colliers.com

Emma Higgins
020 3815 5163 / 07769 605 295
emma.higgins@colliers.com



Richard Suskind & Co.
richardsuskind.com

Adam Noble
0207 831 8311 / 07980 991 217
adam@richardsuskind.com

Ashley Goodman
0207 831 8311 / 07973 184 329
ashley@richardsuskind.com

