

79 Clerkenwell Road
London, EC1R 5AR



All Things Considered



A modern and flexible office refurbishment over seven floors designed with **clubhouse style amenities**, 79 Clerkenwell provides an inspiring space for individuality and collectivity to flourish. **Ready for great things.**

The way we work has changed irreversibly. 79 Clerkenwell represents a new approach to office design - built around amenity, flexibility and sustainability.

Raw yet calming interiors compliment its people focused, digitally enabled spaces.

953
→ 5,280 sq ft

Of office space available.

4 Minutes

To Farringdon station, for connections via the Elizabeth line.







Specification

79 Clerkenwell is a world away from your traditional office building. It responds to today's fast changing global business environment, as well as the needs and wellbeing of the people driving it.

It's what the future will look like as businesses acknowledge how sustainability, accessibility and wellness are much more than buzz words.

AMENITY

- Architectural Reception
- House Manager
- Wellness room with yoga and pilates equipment
- Fully equipped podcasting studio
- Luxury showers
- End of journey facilities (detailed below)
- Each floor fully furnished and digitally enabled
- Guest WIFI

END OF JOURNEY FACILITIES

- 20 indoor bike racks
- Bike repair station with tools and pump
- 24 lockers
- 3 luxury showers
- Powder room with hair dryers and straighteners
- Laundered towel service

MEETING & COLLABORATION

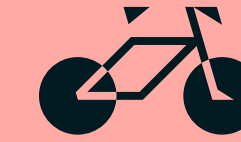
- Each office has its own meeting room, fully equipped with TV, audio and video conferencing facilities, as well as a whiteboard presentation wall.
- Offices on the upper floors are each equipped with 2 spacious, private working booths. Ideal for Zoom meetings or quiet working.
- Offices on the upper floors are each equipped with 8 person collaboration tables.

ACCESS & SECURITY

- Video entry system
- Digital access control on all floors
- CCTV covering all external and common areas

SERVICES

- Lift providing access to all floors
- New power throughout
- Broadband on all floors
- State of the art new Daikin air conditioning



END OF TRIP FACILITIES

From luxury showers after the lunchtime run or yoga class, to bike stores complete with a repair station.



PODCAST STUDIO

For pitching an idea to a new client or producing internal marketing material.



WELLNESS STUDIO

The benefits of yoga, pilates and meditation have long been recognised. Now in your workplace.



ZOOM ROOMS

Private, quiet Zoom booths – ideal to connect with your global business partners.

A sustainable future

As office design continues to evolve to suit our flexible working styles and changing business needs, sustainable workspace principles take centre stage. Energy-efficient technologies, considered use of materials, healthy environment practices, and waste reduction strategies are fundamental in attracting leading businesses and top talent. The stats and accreditations at 79 Clerkenwell speak for themselves.



SKA GOLD
Helping landlords and tenants assess fit out projects against a set of sustainability practices.



BREEAM EXCELLENT
An innovator in sustainable buildings. In the top 1%.



WELL ENABLED
The building has implemented fundamental features that support wellbeing and meet core WELL Building pre-conditions.



B CORP DEVELOPER
TSP are a proud B Corp developer committed to a sustainable model.


















EPC B

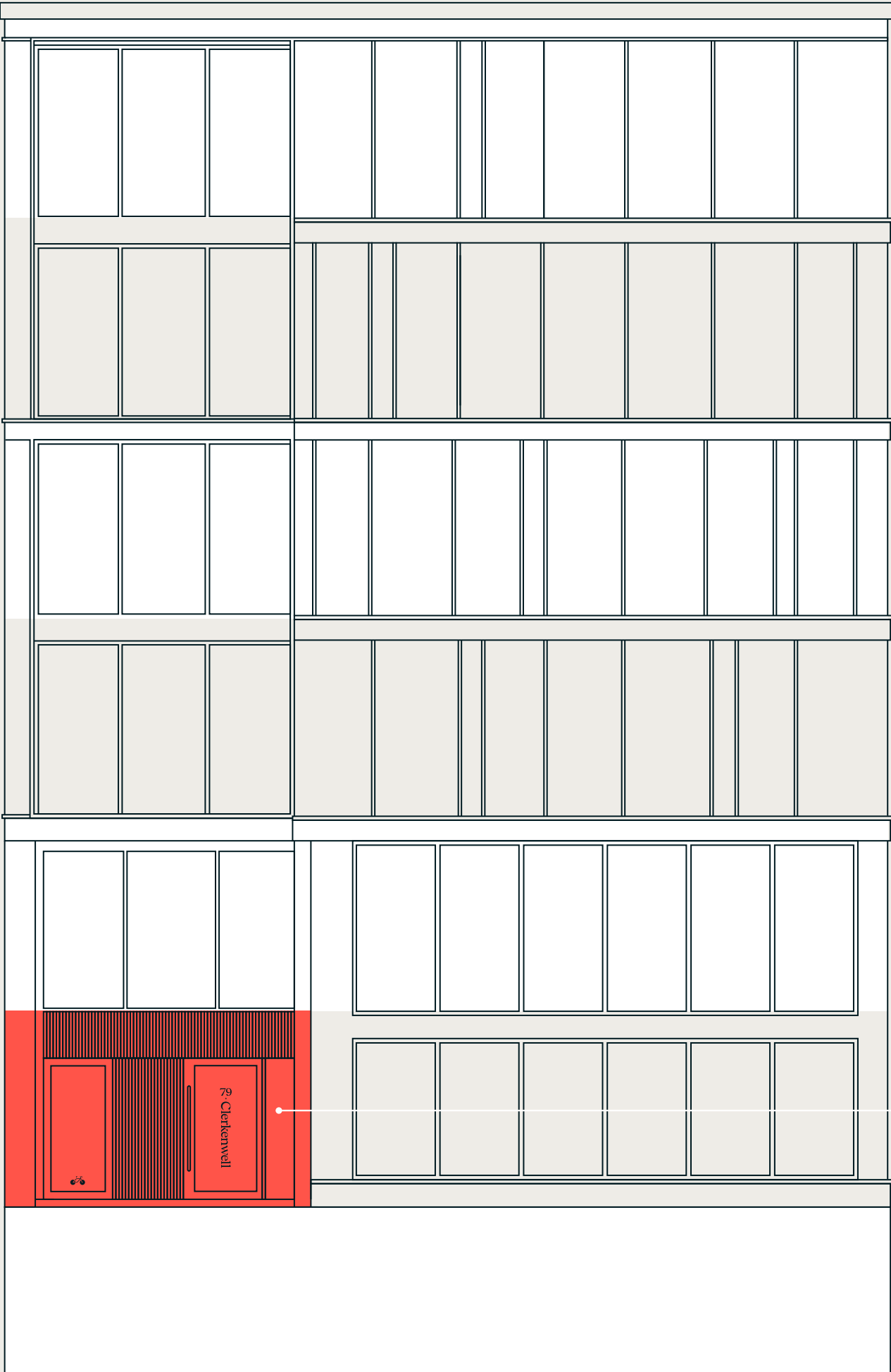
Achieving near-zero carbon emissions with 34 points.

100-150 kWh/m²

Predicted 'Whole Building' energy use intensity.

Schedule of areas

FLOOR	SQ FT	SQ M	AVAILABILITY	AMENITY
5 th	1,465	136	Available	 
4 th	—	—	LET	 
3 rd	1,437	134	Available	 
2 nd	1,425	132	Available	 
1 st	—	—	LET	 
G	953	89	Available	 
LG	1,332	124	N/A	    



Floorplates

Lower Ground

Amenity
1,332 sq ft
124 sq m



- Key**
- Amenity
 - Core
 - 🚲 Bike store
 - 🎙️ Podcast studio
 - 🧘 Wellness room
 - 🚿 Showers
 - ♂️/♀️ Male and female toilets

← Clerkenwell Road →

Floorplates

Ground



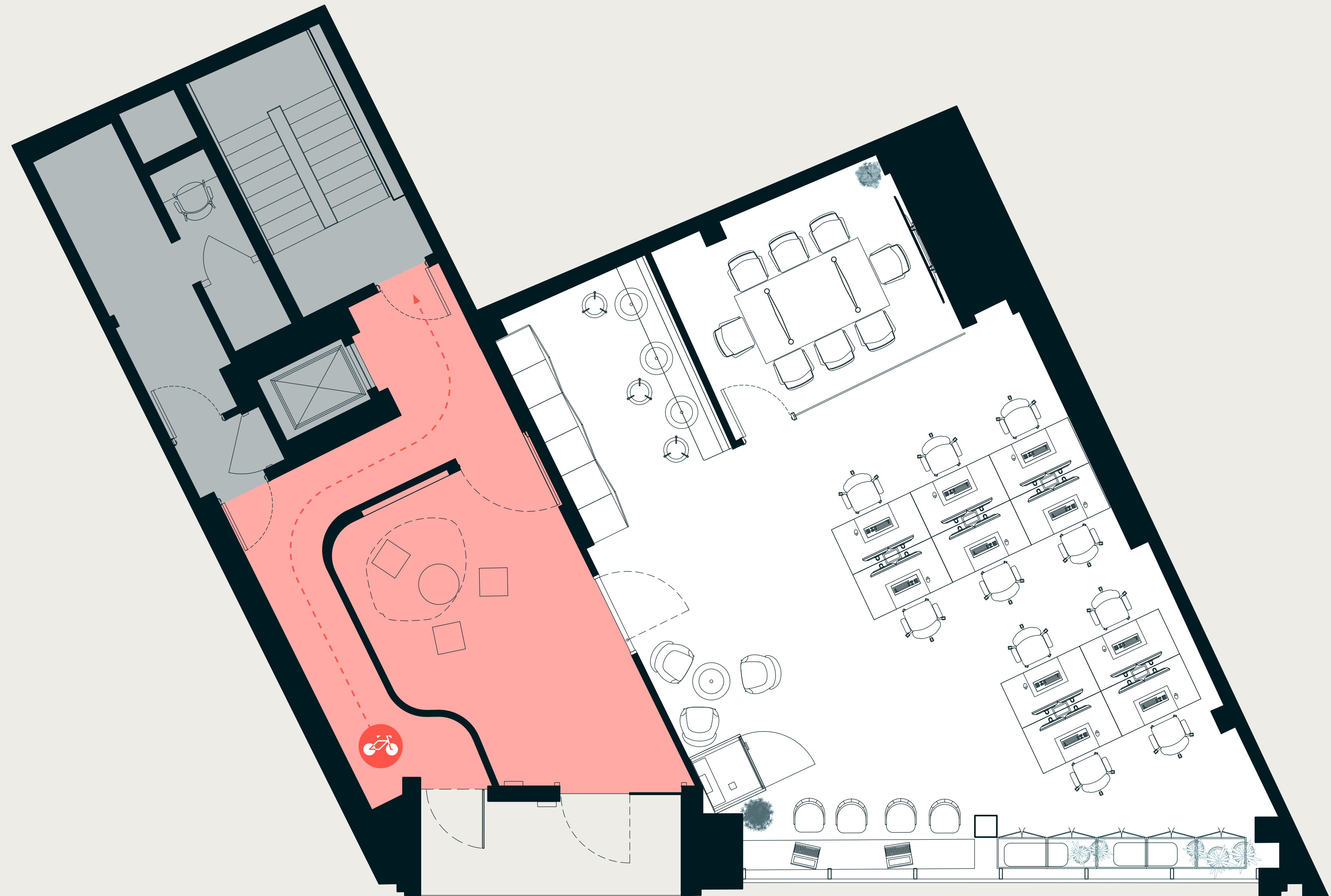
Office
953 sq ft
89 sq m

Key

- Office
- Core
- Entrance/reception
- Bike entrance

Meeting & Collaboration

Dedicated desks	x10
8-person meeting room	x1
Kitchenette	x1
4-person collaboration area	x1
Informal reception/welcome area	x1

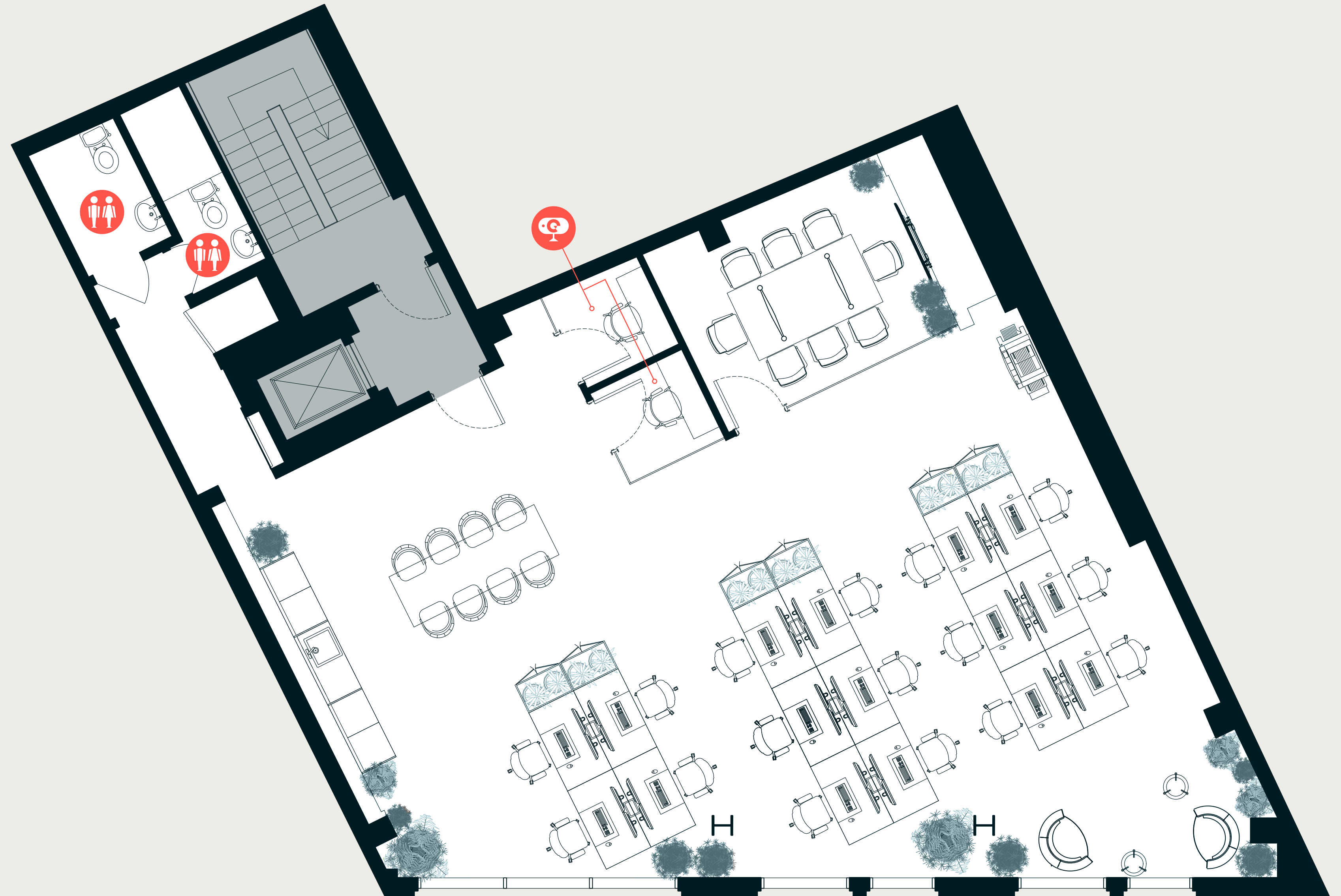


← Clerkenwell Road →

Floorplates

2nd floor

Office
1,425 sq ft
132 sq m



- Key**
- Office
 - Core
 - Z Zoom rooms
 - M F Male and female toilets

Meeting & Collaboration

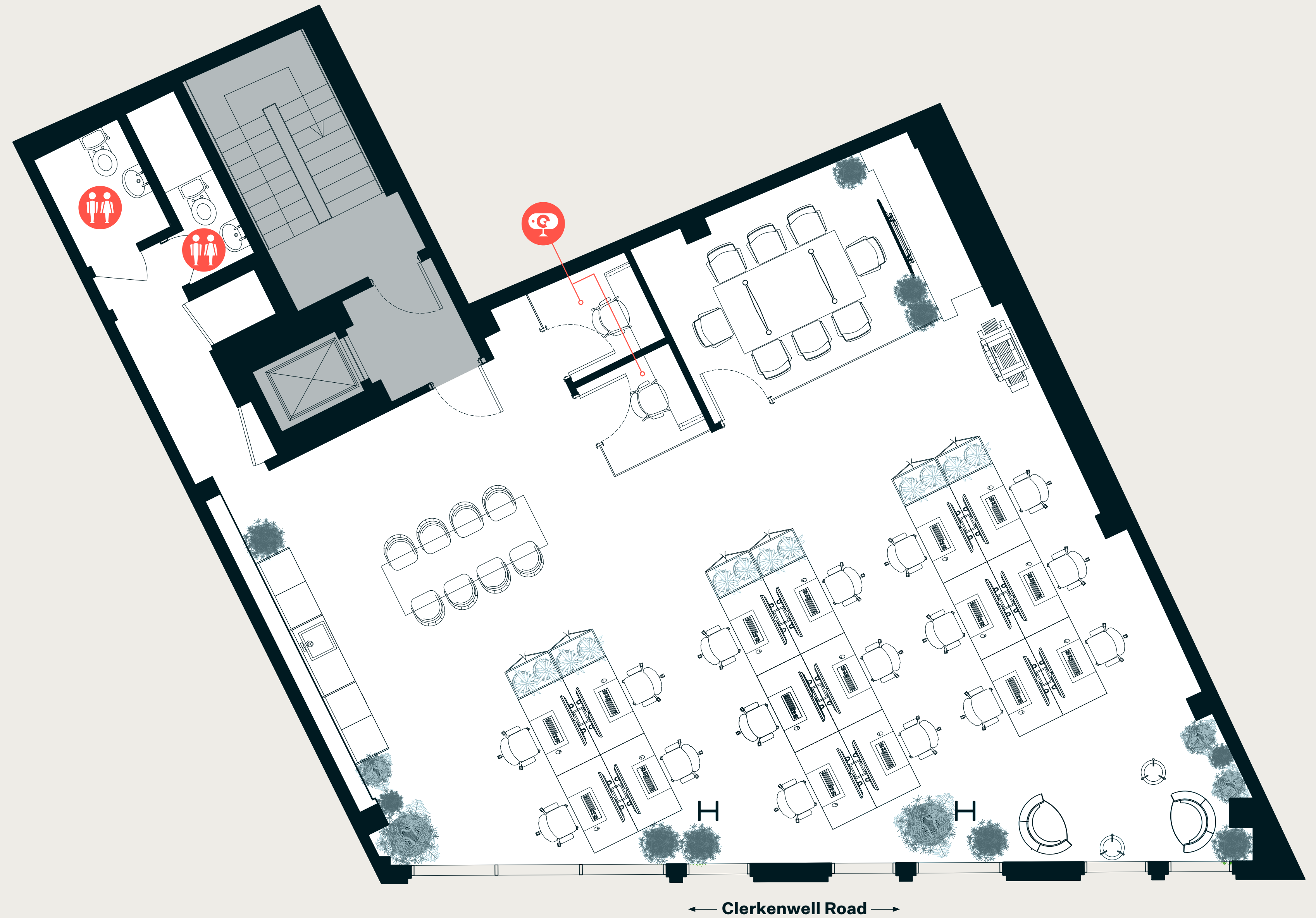
Dedicated desks	x16
8-person meeting room	x1
Phone booths	x2
Soft seating area	x1
Kitchenette	x1
8-person breakout	x1

← Clerkenwell Road →

Floorplates

3rd floor

Office
 1,437 sq ft
 134 sq m



- Key**
- Office
 - Core
 - G Zoom rooms
 - ♂ ♀ Male and female toilets

Meeting & Collaboration

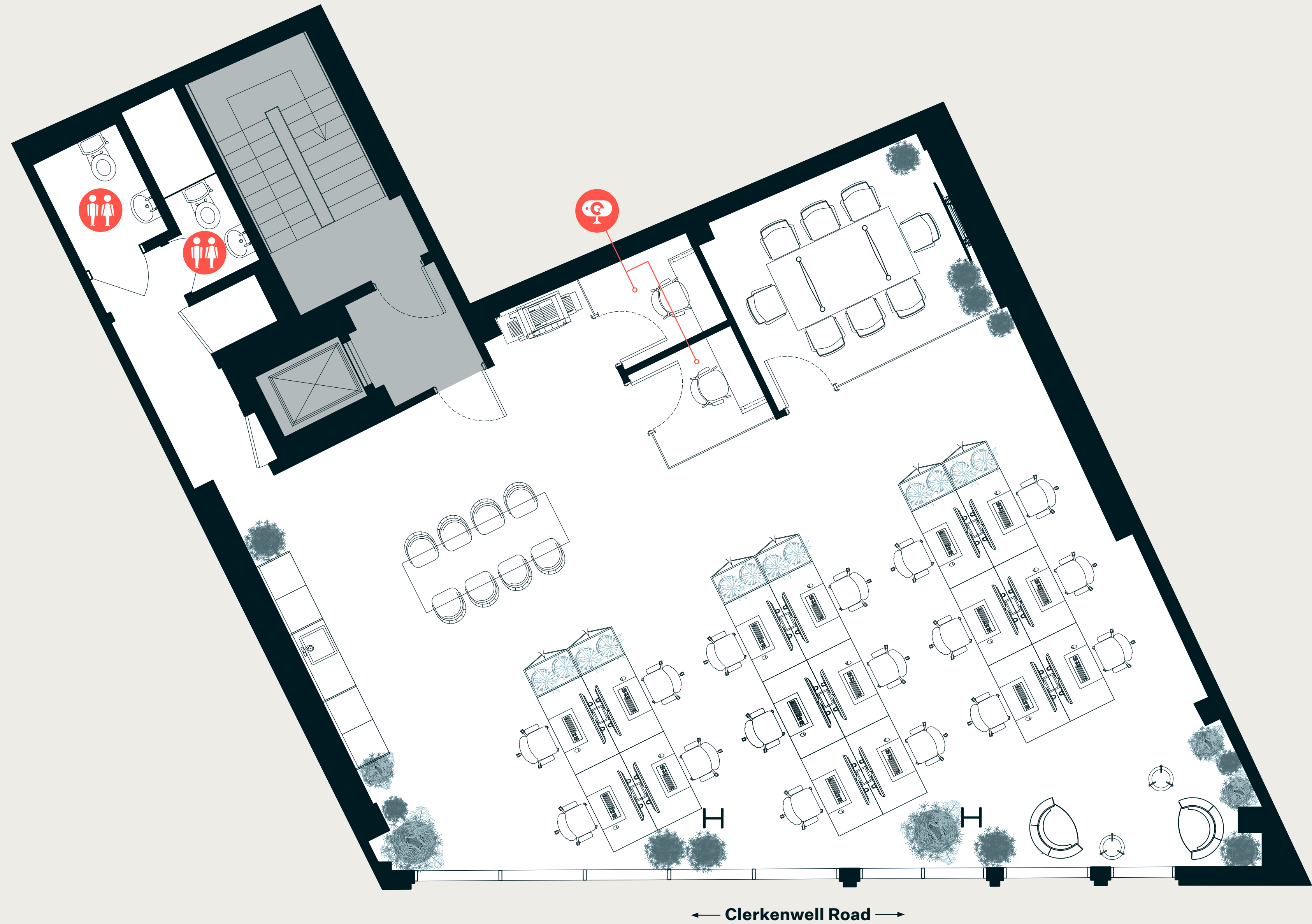
Dedicated desks	x16
8-person meeting room	x1
Phone booths	x2
Soft seating area	x1
Kitchenette	x1
8-person breakout	x1

Floorplates

5th floor



Office
1,465 sq ft
136 sq m

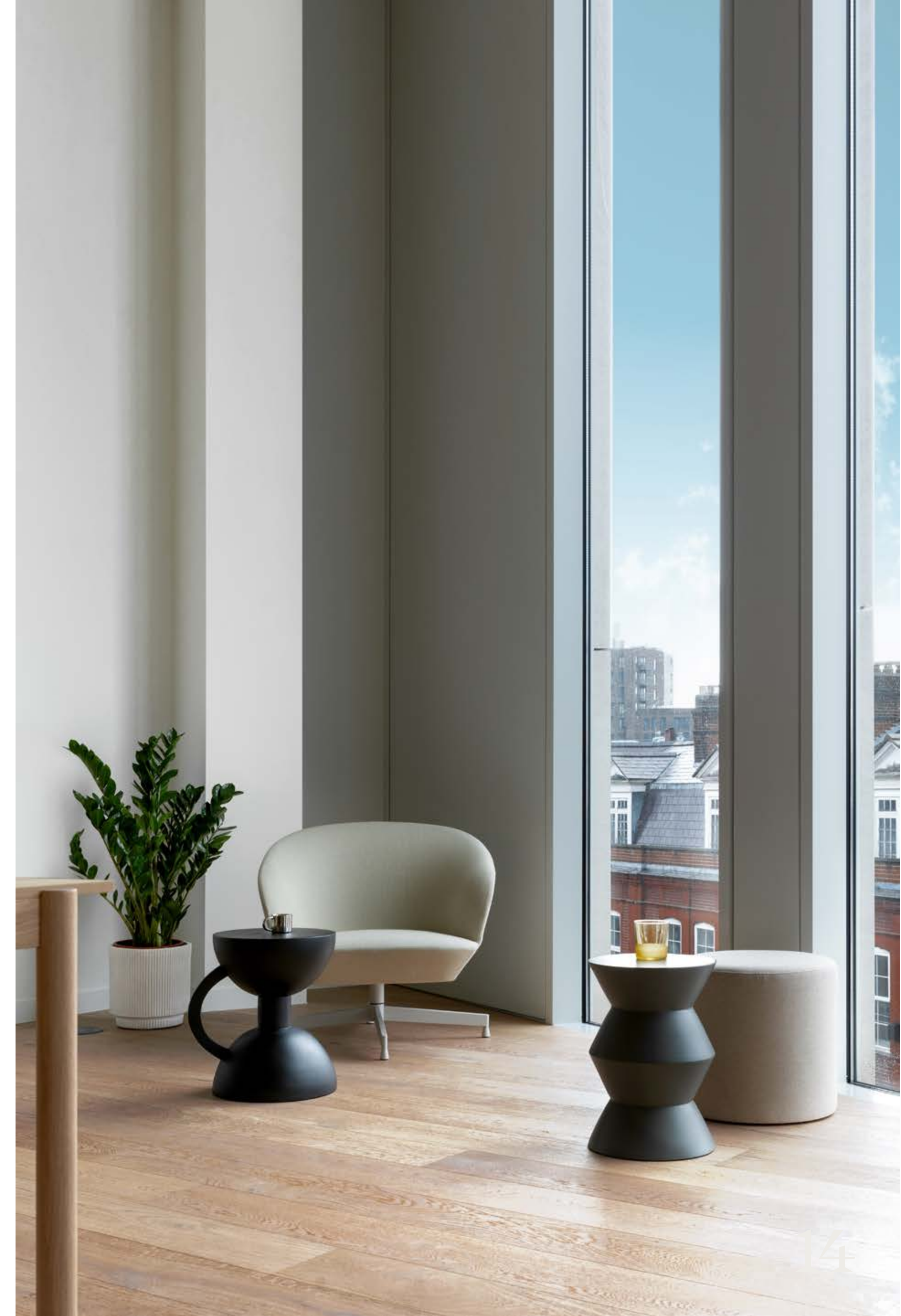


- Key**
- Office
 - Core
 - Zoom rooms
 - Male and female toilets

Meeting & Collaboration

Dedicated desks	x16
8-person meeting room	x1
Phone booths	x2
Soft seating area	x1
Kitchenette	x1
8-person breakout	x1









Centre yourself
in Clerkenwell

Furnished

Accredited⁰²

Mindful⁰³

Central⁰⁴

Flexible⁰⁵

Responsible⁰⁶

Considered⁰⁷

A considered lifestyle

Coffee

- 1 Colonna & Small's
- 2 Prufrock Coffee
- 3 The Attendant
- 4 EC1 Coffee House
- 5 FWD:Coffee

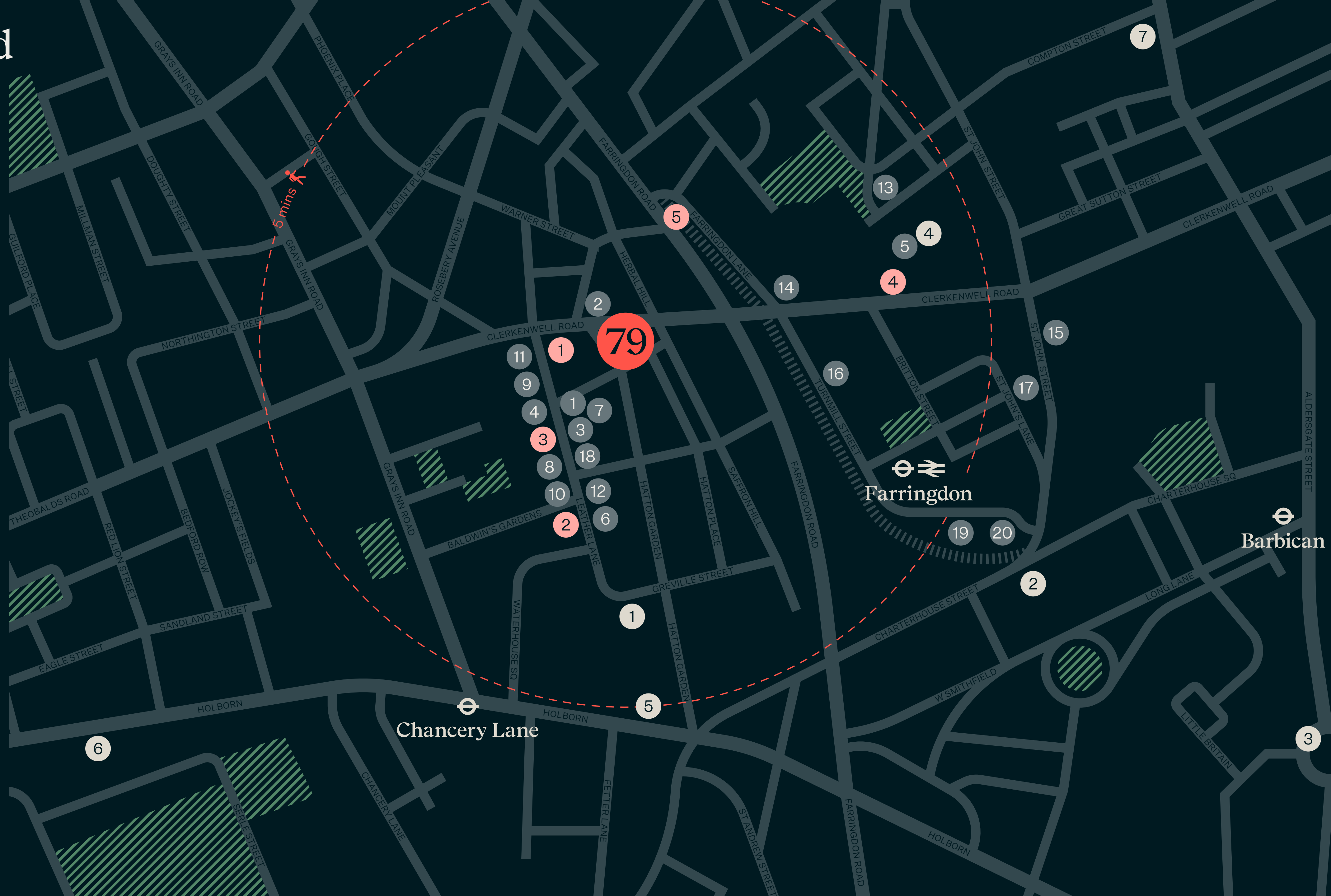
Food & Drink

- 1 Avila London
- 2 Terroni of Clerkenwell
- 3 Kin
- 4 South of the Border Tacos
- 5 Compton
- 6 Dope Thai
- 7 Salad kitchen
- 8 Com Amor
- 9 Yum Bowl
- 10 Halloumi Times
- 11 Argentalia London
- 12 Luardos
- 13 Granger & Co
- 14 Sessions Arts Club
- 15 Luca
- 16 Iberica
- 17 Dans le Noir
- 18 Anglo
- 19 Bouchon Racine
- 20 Brutto

Leisure & Culture

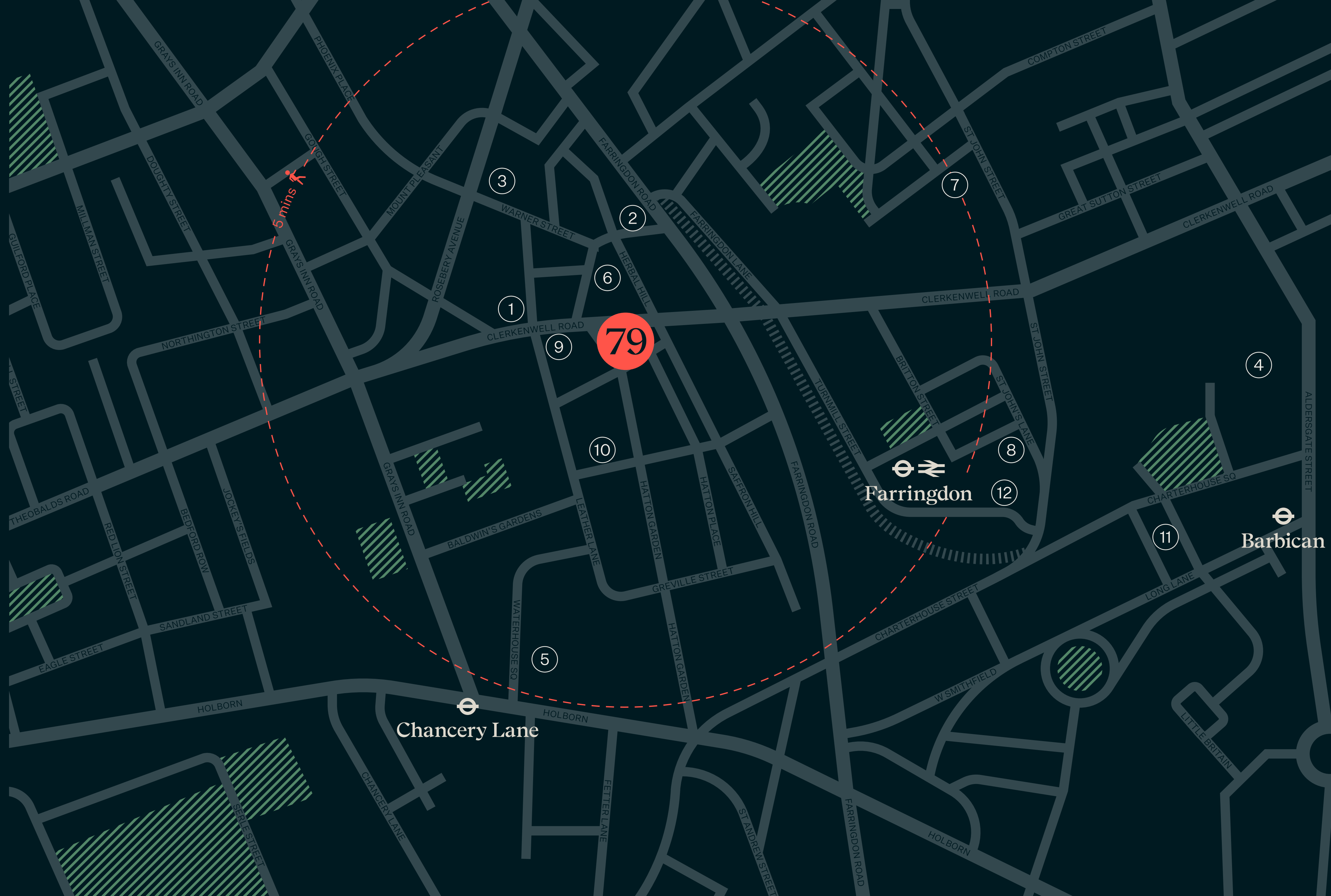
- 1 Gymbox
- 2 Smithfield Market
- 3 Museum of London
- 4 The Zetter Townhouse
- 5 Bounce
- 6 Rosewood London
- 7 Zaha Hadid Gallery

79 Clerkenwell



Thriving neighbours

- ① Uncommon Creative
- ② LinkedIn
- ③ AnalogFolk
- ④ Audible
- ⑤ Deloitte Fusion
- ⑥ Adidas Herbal House
- ⑦ Alexander McQueen
- ⑧ AKQA
- ⑨ Tesco Digital
- ⑩ Revolt
- ⑪ TikTok
- ⑫ Snapchat



Proudly independent

Proudly independent and effortlessly eclectic –

Clerkenwell has always thrived on doing things quietly in its own way. While history oozes from every street corner, the area is constantly evolving. A creative destination for those in the know, today's Clerkenwell is built on the individuals and businesses who are drawn here. Join them in the heart of it and discover why.



Colonna & Small's

🚶 2 mins

Over the last few years, Leather Lane has become a hub of concept coffee shops. An award winning barista, Maxwell Colonna-Dashwood and his wife Lesley discovered the Third Wave Coffee movement while in Australia back in 2008. Their London outpost and roastery is now a temple to the science of the holy bean.

96 Leather Lane,
London, EC1N 7TX



The Salad Kitchen

🚶 3 min

When Sam Cole and Ross Cannon looked around at London's vibrant food scene back in 2014, there was one thing missing: a good, and we mean really good, salad shop. It's the kind of healthy spot you would find in LA.

66 Leather Lane,
London, EC1N 7TX



Terroni of Clerkenwell

🚶 1 min

Back in 1878, Luigi Terroni opened the first Italian deli in London. It's now a local institution. Shelves stocked high with pasta, sauces from the homeland, and those little Sicilian Cannoli pastries you can never resist.

138 Clerkenwell Road
London EC1R 5DL



Luardos

🚶 3 min

From a pink Citroen HY van adorned with day of the dead masks, Luardos brings us a hot splash of Mexico City. Watch the scotch bonnet peppers charcoaling ready for their famously hot sauce. Burrito street food heaven.

Leather Lane,
London, EC1N 7TX

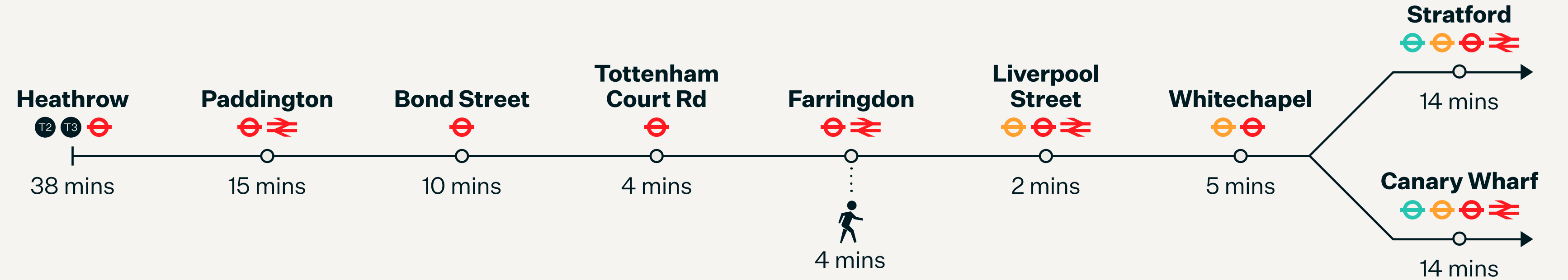


Highly connected

The arrival of the Elizabeth Line has transformed work and life in the capital and across the South East, linking many business centres, leisure destinations, and transport hubs. Its east-west axis passes through Farringdon Station, just a four minute walk from your front door.

The Elizabeth Line

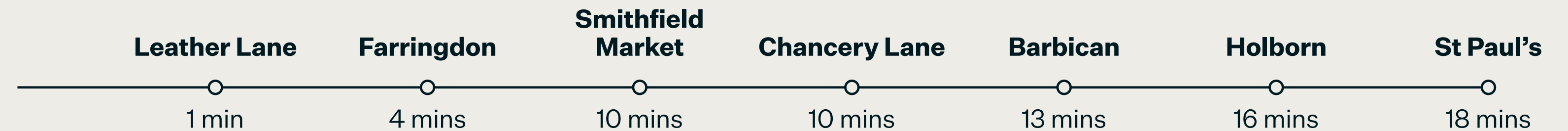
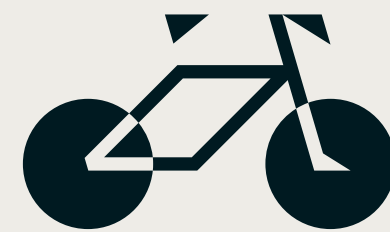
Just 4 minutes walk away, the Elizabeth line connects you to the rest of London and beyond.



Times to key stations



⊖ Kings Cross	11 mins
⊖ Bank	13 mins
⊖ Oxford Circus	14 mins
⊖ Bond Street	15 mins
⊖ London Bridge	24 mins



For more information
or to see for yourselves,
contact our agents...



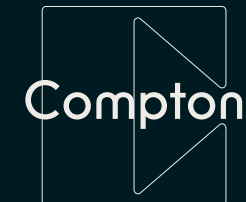
A multi-award-winning investment and asset management business leveraging deep operational expertise to drive exceptional value from real assets.



We leave assets in a better state than we found them.

Read our 2023 Impact Report [here](#)

We approach our work with purpose and taste. We are a B Corp committed to a sustainable model. And we ask ourselves tomorrow's questions, today.



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