



CHARTERHOUSE STREET  
FARRINGDON EC1



5,325 SQ FT FORMER BANKING HALL  
- UNIQUE RETAIL / SHOWROOM OPPORTUNITY

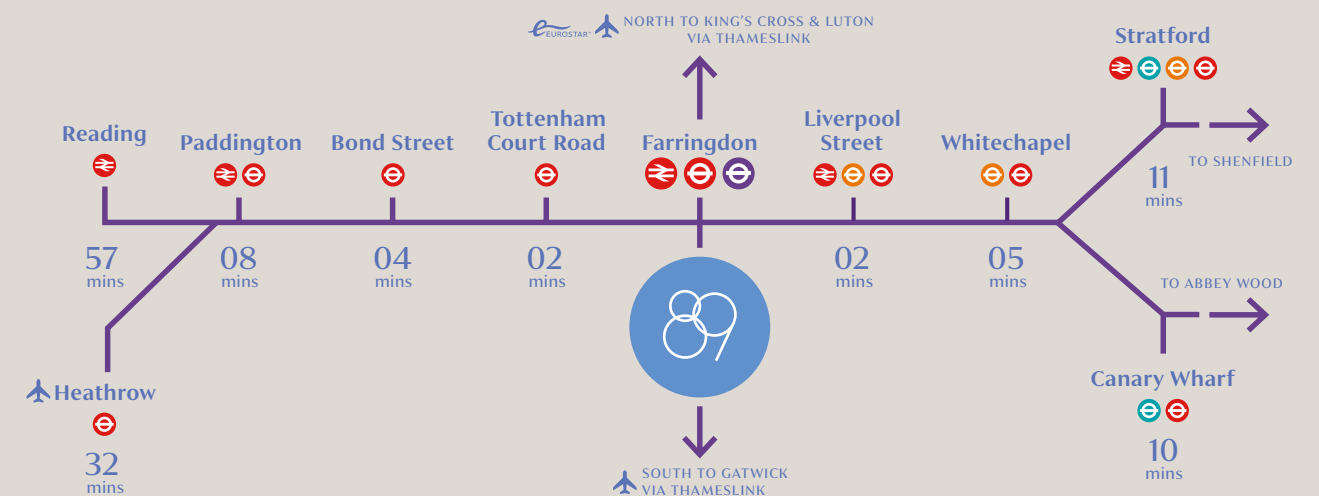




A prime retail / showroom opportunity that combines an historic façade, open-plan trading and 4.85-metre floor-to-ceiling heights

**Excellent connectivity**

89 Charterhouse is conveniently located near the recently opened Farringdon entrance of the Elizabeth Line. Farringdon has become one of the busiest stations in the UK since the inauguration of the Elizabeth Line in 2022.







# Farringdon attracts occupiers from a diverse range of business sectors – in part due to the rich amenity offering

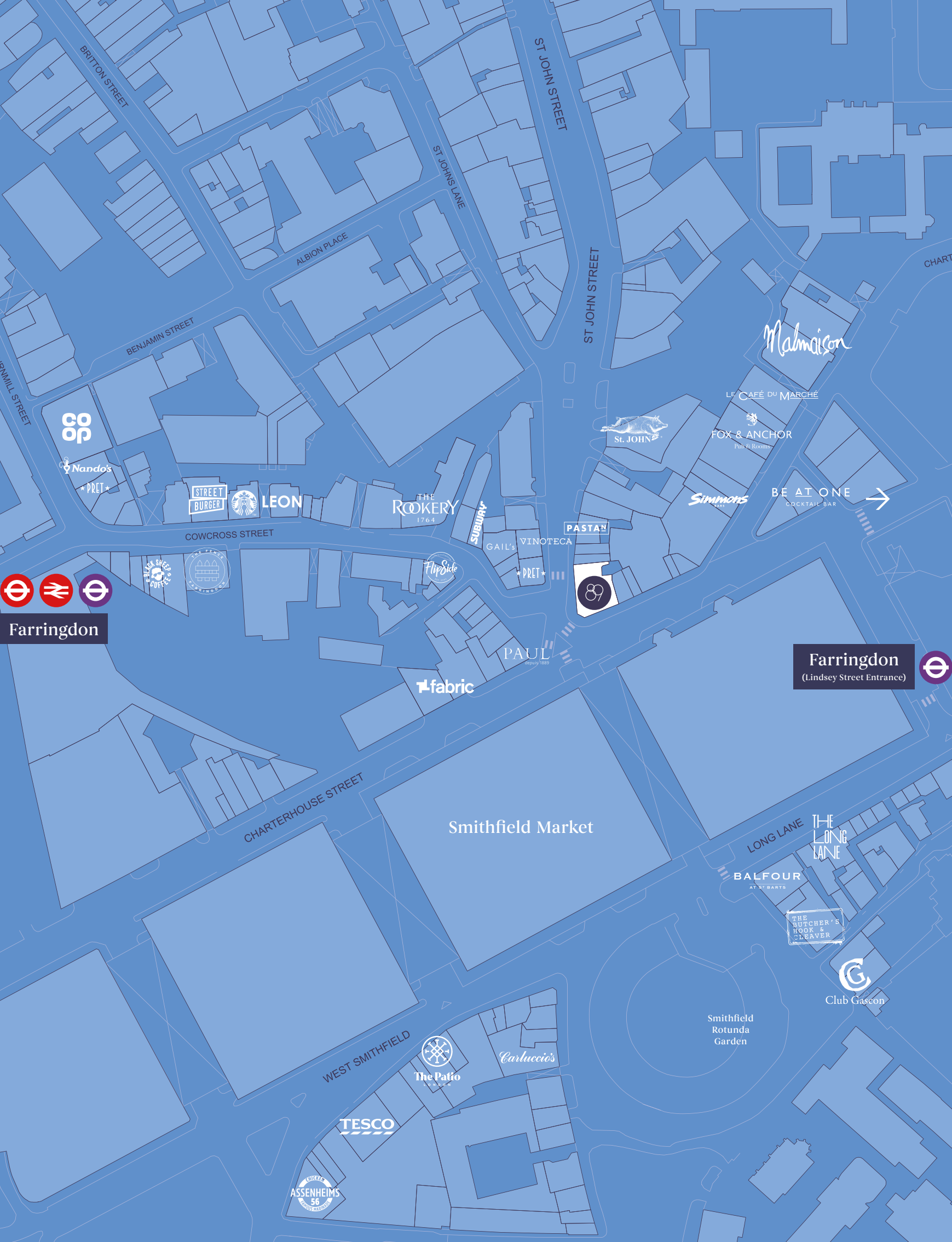
Whether you seek the finest coffee shops that surpass expectations or yearn for the remarkable experience of dining at Michelin-starred restaurants, these neighborhoods, Farringdon and Clerkenwell, have it all. Indulge in the vibrant nightlife with late-night cocktail bars that ignite your senses, or embark on your fitness journey at state-of-the-art gyms, perfect for invigorating early morning sessions. With an ever-evolving landscape, the amenity offering in this area never ceases to amaze, ensuring a captivating and enriching experience for residents and visitors alike.



Cowcross Street



Bounce



## Footfall

# 157,600

The daily worker footfall around Farringdon is over 3 x higher than other major London transport hubs.

Source: Experian

# 35%

of the areas footfall is under the age of 35, higher than the 26% UK national average.

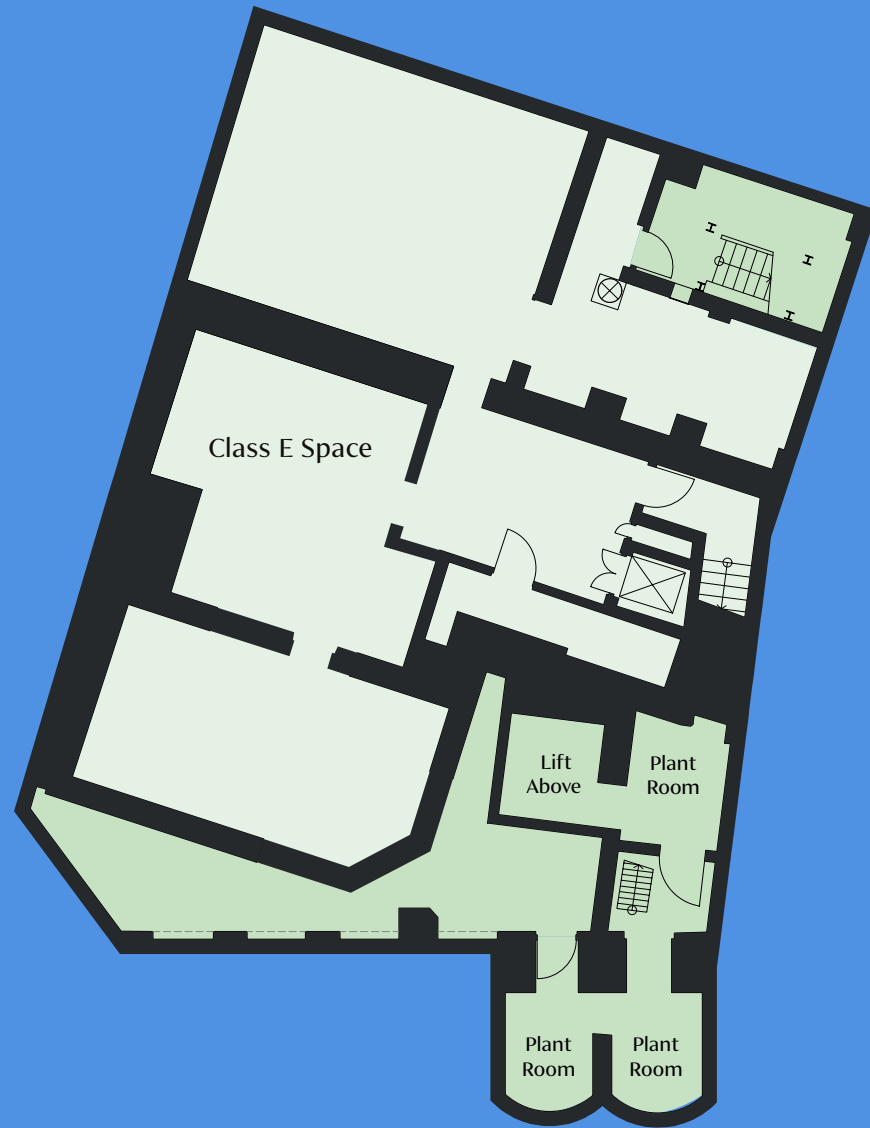
## Demographics

# 40%

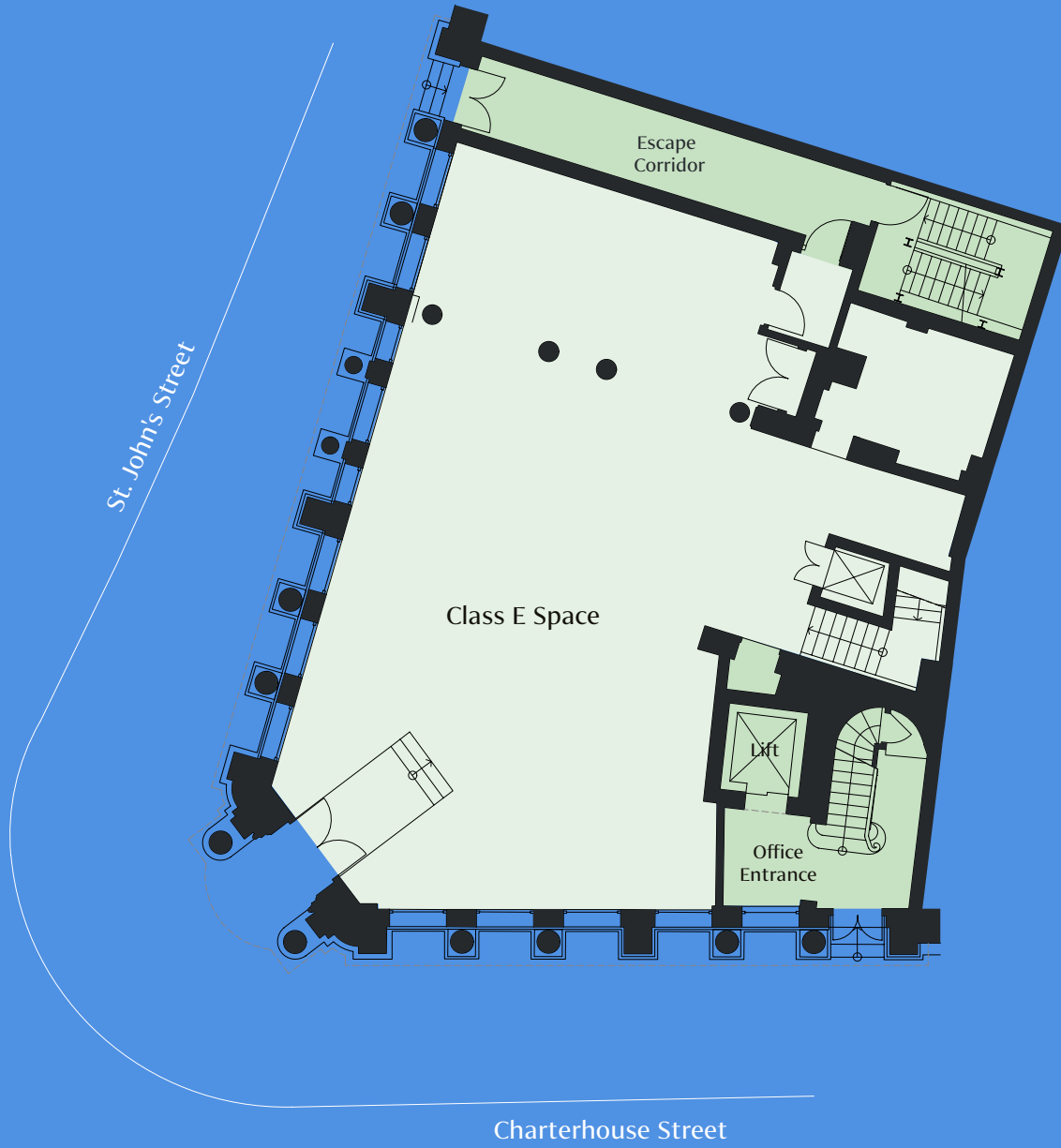
of the 89 Charterhouse catchment fall into the most affluent demographic in the UK and well above the 29% London average. 64% educated to degree level or higher.



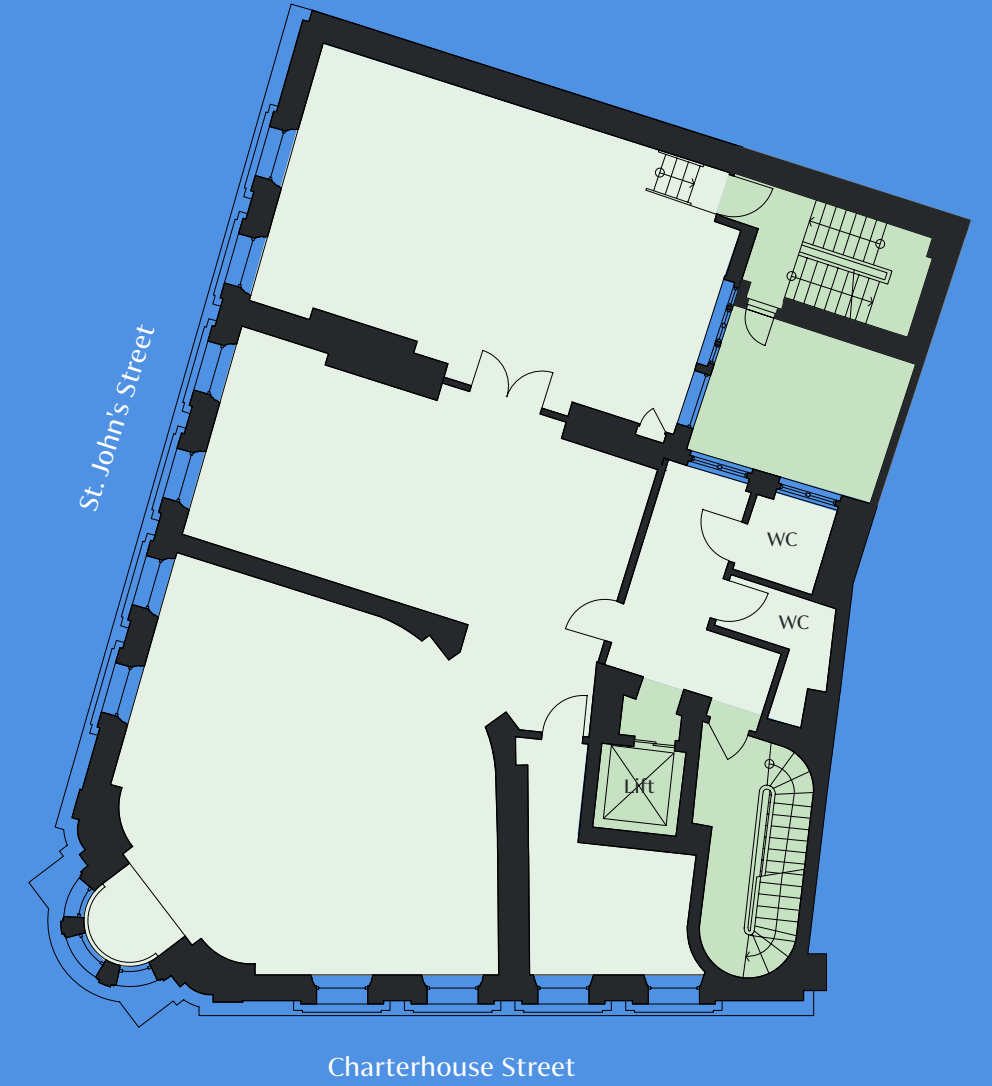
**LOWER GROUND**  
1,465 sq ft / 136.1 sq m



**GROUND FLOOR**  
1,840 sq ft / 170.9 sq m



**FIRST FLOOR**  
2,020 sq ft / 187.7 sq m



**Rent:** Upon application  
**Term:** A new lease for a term to be agreed  
**Rateable value:** To be re-assessed  
**Specification:** Shell & Core

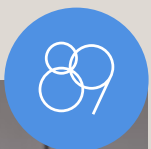
FLOOR	SQ FT	SQ M
First	2,020	187.7
Ground	1,840	170.9
Lower Ground	1,465	136.1
<b>TOTAL</b>	<b>5,325</b>	<b>494.7</b>





For Indicative Purposes





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Illustration of The Clerkenwell and Smithfield Branch of the London Joint Stock Bank, The Builder, 24 February 1872

## Building on traditions

The building was built in 1871-2 as a branch of the London Joint Stock Bank, to serve the meat-trade firms drawn to the area by the new Smithfield Market and to replace a temporary branch further up St John Street which had been opened in 1869. The architect was Lewis Henry Isaacs, of the practice Isaacs and Florence, and the builders Browne & Robinson, who were also the contractors for Smithfield Market.



Smithfield Market, meat and poultry market hall, 19th century



Farringdon Ward, c.1880

## Smithfield Market

In 1860 the City of London obtained through an act of Parliament, permission to construct new buildings on the Smithfield site. Work began in 1866, above the newly connected London railway enabling meat to be delivered directly to the market from every part of the country.



1945

Charterhouse Street was the location of one of the worst V2 explosions of the war with more than 110 deaths.



1958

Two firefighters lost their lives at a tragic blaze at Smithfield Market, 23 January 1958.



1972

The London Joint Stock Bank became a Midland bank and then it was sold and Barclays Bank undertook the lease of the ground floor in 1972. The comic sketch to the right is from the HSBC archives and a set of sketches of the staff working inside 89 Charterhouse St.



2021

89 Charterhouse Street now 7,631 sq ft of considered and thoughtfully refurbished office space, within a landmark building featuring two new floors with feature glazed roof lights.



## Future museum

Stanton Williams and Asif Khan have been chosen to design a new Museum of London at Smithfield Market.



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