

THE CORNER BUILDING

Brand New Fitted Workspace

The Corner Building is ideally situated at the crossroads of Clerkenwell Road and Farringdon Road. Perfectly positioned to take advantage of everything Clerkenwell has to offer and moments from Farringdon Station, which provides access to the newly opened Elizabeth Line.

The building has been comprehensively repositioned to include a modern reception lobby, design-led fully fitted office accommodation and communal roof terrace with a stunning London outlook.

Workspace that has
every corner of your
business covered



Schedule of Areas

Communal Roof Terrace		
6th Floor	2,519 sq ft	LET
5th Floor	2,800 sq ft	
4th Floor	2,682 sq ft	LET
Basement	End of journey facilities	
Total	2,800 sq ft	



Specification Summary

- + Newly remodelled reception lobby
- + Bespoke fully-fitted office floors
- + Enhanced floor to ceiling heights
- + Abundance of natural light
- + 1:8 occupancy ratio
- + New 20GB fibre backbone managed by NCG
- + No wayleave agreements
- + Newly refurbished end-of-journey facilities
- + New communal roof terrace
- + EPC: B

Space to escape the hustle and bustle

Newly refurbished workspace from top to toe



THE CORNER BUILDING

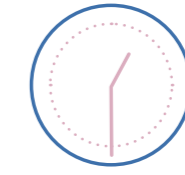
- 6 Logicalis
- 5 Available to Let
- 4 Available to Let
- 3 LandVault
- 2 Hamilton - Brown
- 1 GumGum
- G Techo UK Ltd
- LG Showroom

Reception arrival experience

Office floor



24 desks



1 x 8 person meeting



1 x 4 person zoom room



An abundance of
breakout spaces



1 x kitchenette
and breakfast bar



1 x 10 person
hot desk

A corner for every team member, no matter how you choose to work



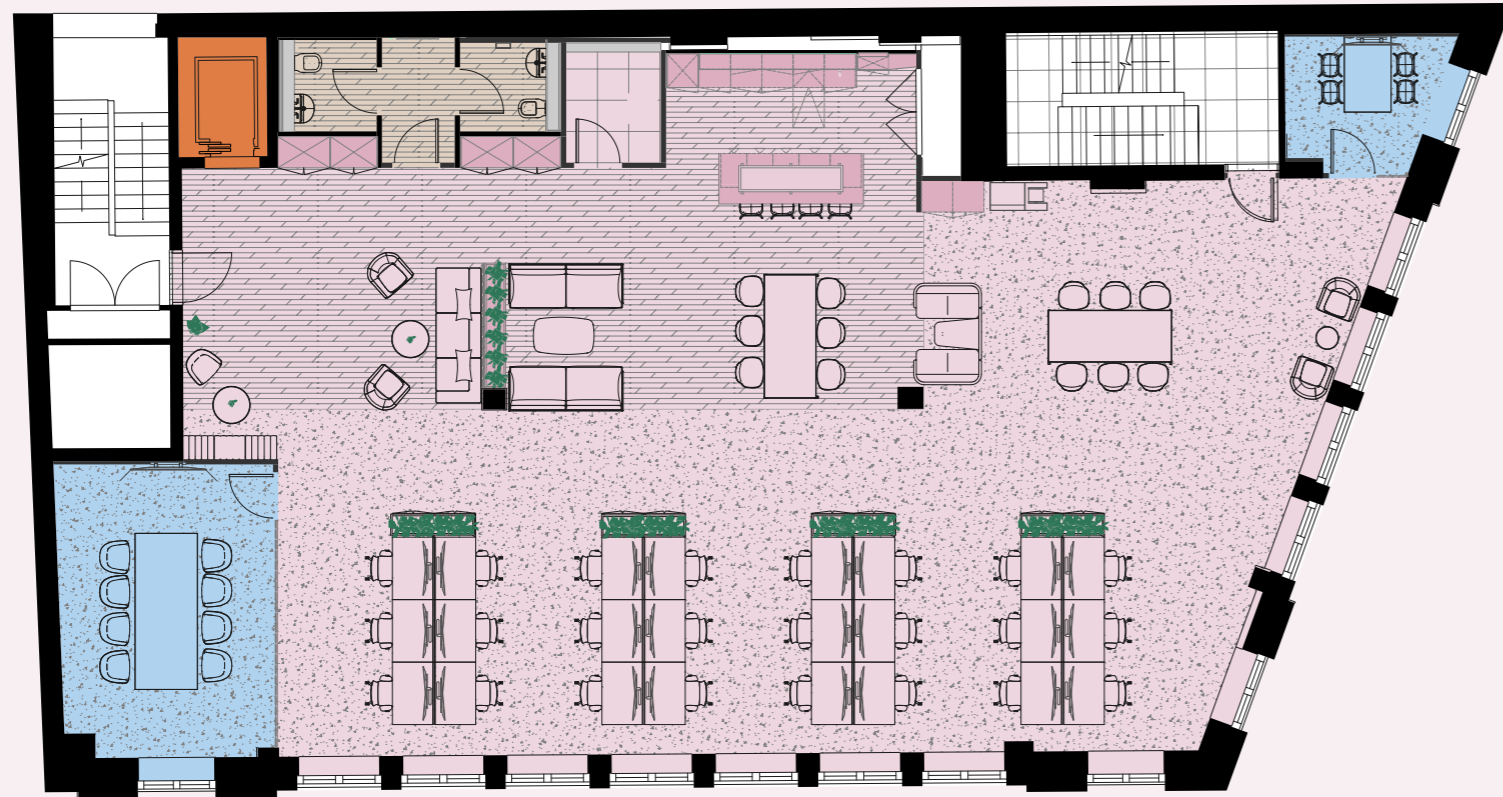
Breakout Space

Fully Fitted Out 4th Floor

2,682 Sq Ft / 249 Sq M

LET

- 12 Hot-desks
- 24 Workstations
- Meeting rooms: 1 x 8 person
- Breakout spaces: multiple
- 1 x 4 person zoom room
- Toilets: 2 demised superloos
- Pre-installed fibre

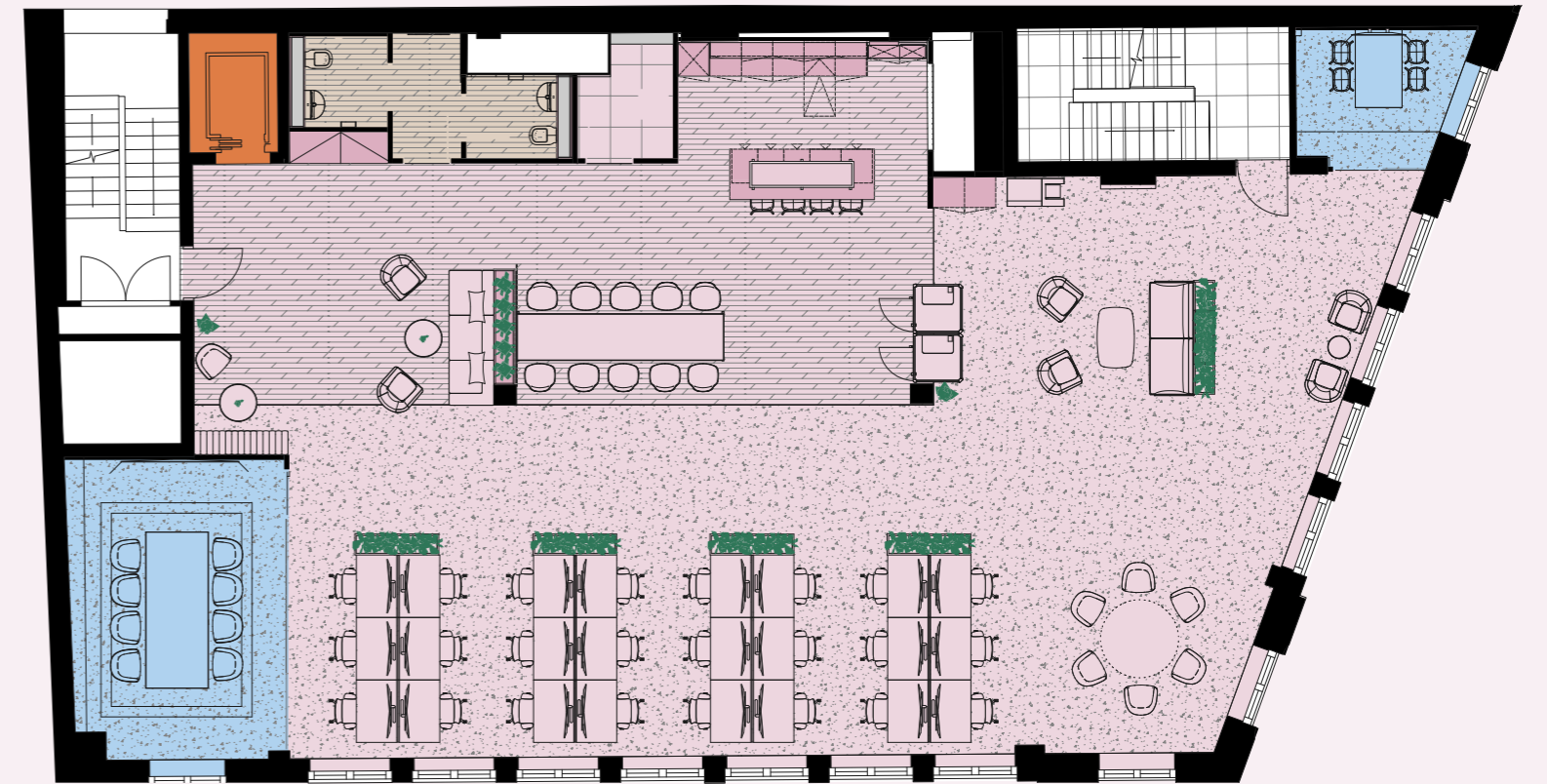


4th

Fully Fitted Out 5th Floor

2,800 Sq Ft / 260 Sq M

- 10 Hot-desks
- 24 Workstations
- Meeting rooms: 1 x 8 person
- Breakout spaces: multiple
- 1 x 4 person zoom room
- Toilets: 2 demised superloos
- Pre-installed fibre



5th

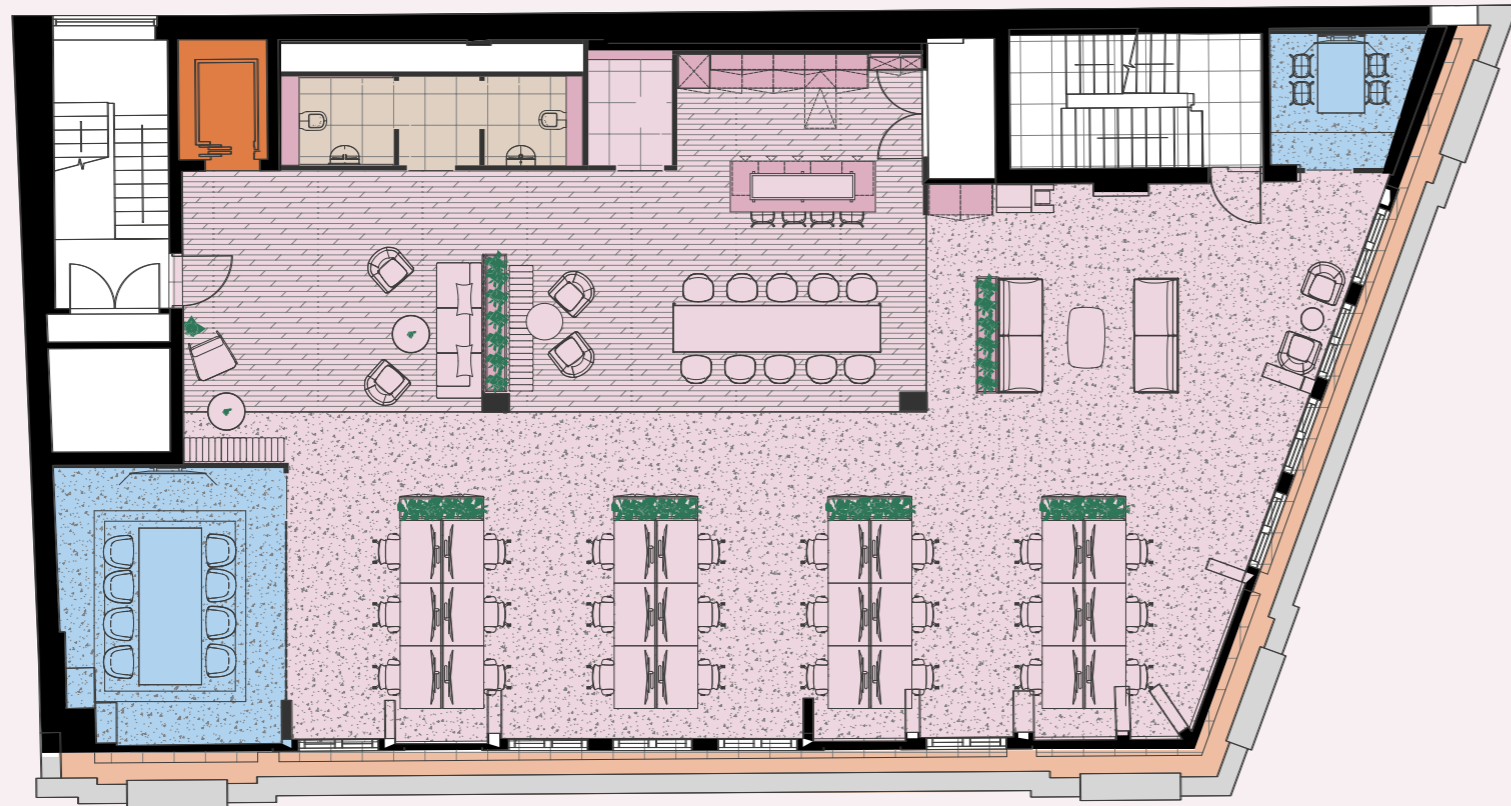


Fully Fitted Out 6th Floor

2,519 Sq Ft / 234 Sq M

LET

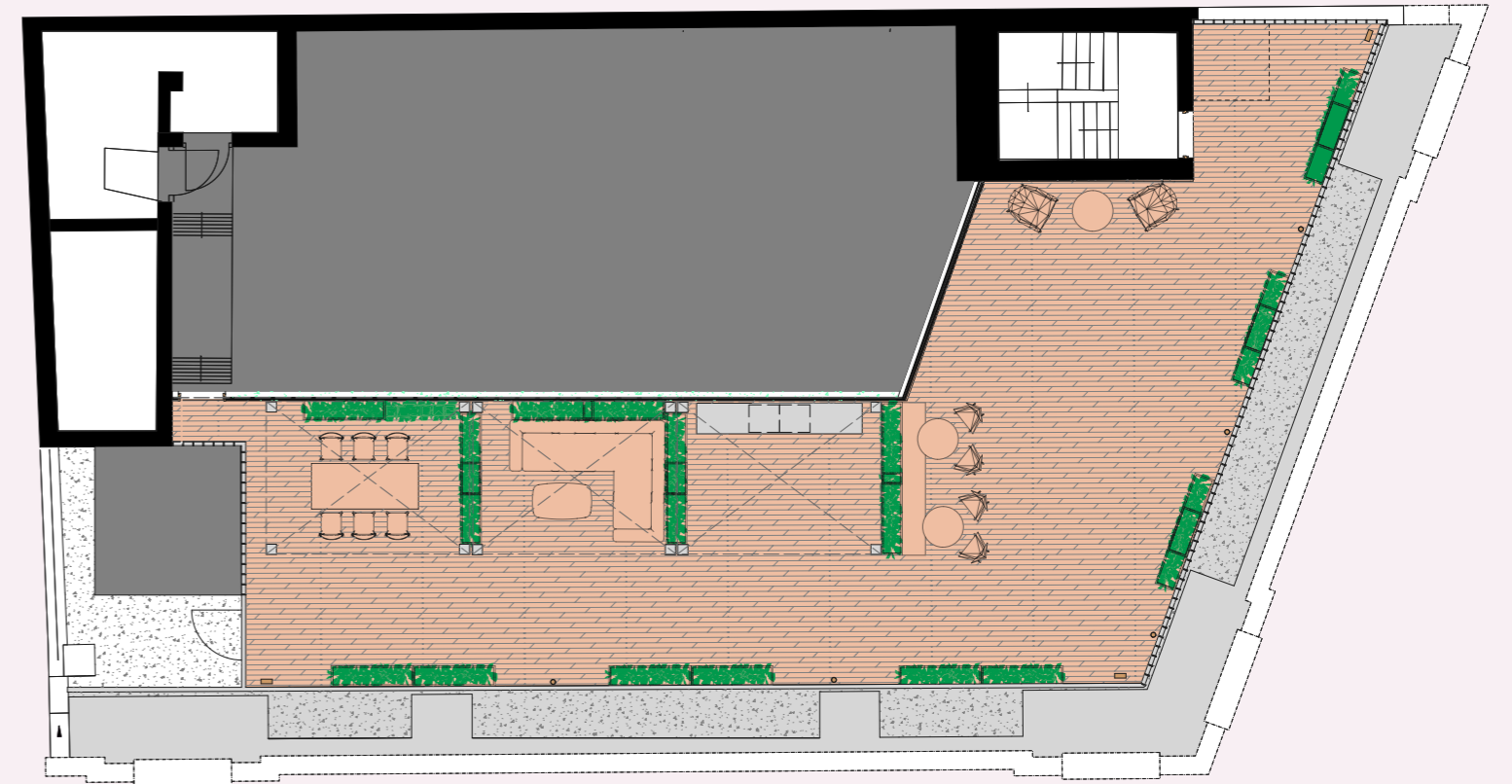
- 10 Hot-desks
- 24 Workstations
- Meeting rooms: 1 x 8 person
- Breakout spaces: multiple
- 1 x 4 person zoom room
- Toilets: 2 demised superloos



Roof Terrace

1,539 Sq Ft / 143 Sq M

- WIFI
- Year round informal meeting areas
- Servicing area for events



6th

RT



Space to reflect & unwind

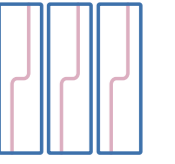




8 x bike parking



2 x showers & changing facilities



24 x lockers

Roll in, run up
or walk a waltz



Indicative only.



Detail in every corner, nook and cranny

Lower Ground

- Refreshed bike store with additional double bike racks and lockers.
- Refreshed shower area.

Reception

- Refurbished reception/entrance area with updated flooring and wall finishes as well as new feature lighting.
- Updated soft furnishing in waiting area in line with the refreshed scheme.
- New design intended to provide a contemporary yet exciting scheme for the Farringdon area, bringing in Soho-colour.

Roof Terrace

- New communal rooftop terrace for all tenants to enjoy.
- New floor decking to roof terrace.
- New black metal pergolas which are fully weather proofed with vertical drop screens.
- New soft and hard outdoor furniture and planting.
- New LED lighting within pergolas and outdoor wall lighting.
- Store area and new refreshment point.

Levels 4, 5 and 6

- Each floor will have an arrival lounge, consisting of soft furniture and feature lighting.
- Contemporary look and feel with crittall-effect in arrival lounge and meeting room.
- Floor plates will include desking, hot desking area, a meeting room, collaboration areas, call pods and printer point.
- Floors will include a tea point area in line with the updated design of overall space including kitchen appliances zip taps and high-level planting.
- Floors will have updated lighting with a mix of feature lighting, suspended linear lighting and recessed downlighting.
- Floors will have refreshed WC's in line with the updated design of the space (x1 female and x1 male on each floor).
- Each floor will have their own secure comms room.
- Plug and play fibre provided to each floor.
- New MEP system to the vacant floors, providing a more energy efficient and modern flexible floorplate.

Communal Areas

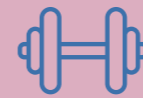
- Refreshed stair core with feature panelling wrapping around staircase with linear lighting.
- Updated signage and wayfinding throughout building.

Leather Lane Market

Located in the heart of creative Clerkenwell, moments from Farringdon Station



Exmouth Market
8 minutes walk



GymBox
4 minute walk

Enjoy the very best of being at the heart of Clerkenwell and Farringdon. It's a culturally rich area with a wealth of amenity and leisure in every direction. Home to a wide range of international occupiers and comprehensive transport connections, it's an ideal hub to call home for your business.



Powerhouse Coffee
2 minutes walk



Farringdon Station
1 minutes walk

Surrounded by innovative businesses, exotic eateries,



Brewdog

Start the day right with a gym class, grab a coffee on your commute in and stretch your legs at lunch by visiting one of the local markets. Indulge in a plethora of high quality restaurants and relax late into the at one of Clerkenwell's many bars.

Exmouth Market



Malmison Hotel



Farringdon Station

boutique hotels & ubiquitous cafés



Gail's Cafe

Endless Amenity



Bars/Restaurants

1. Sushi Tetsu
2. The Craft Beer Co.
3. Ibérica
4. The Clerk & Well
5. The Crown Tavern
6. Granger & Co
7. The Green
8. Sessions Arts Club
9. Clerkenwell & Social
10. The St John



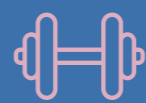
Cafés

1. EC1 Coffee House
2. Powerhouse Coffee
3. Costa
4. Par
5. Starbucks
6. The Attendant
7. Pret
8. Gail's
9. Prufrock Coffee
10. Benugo



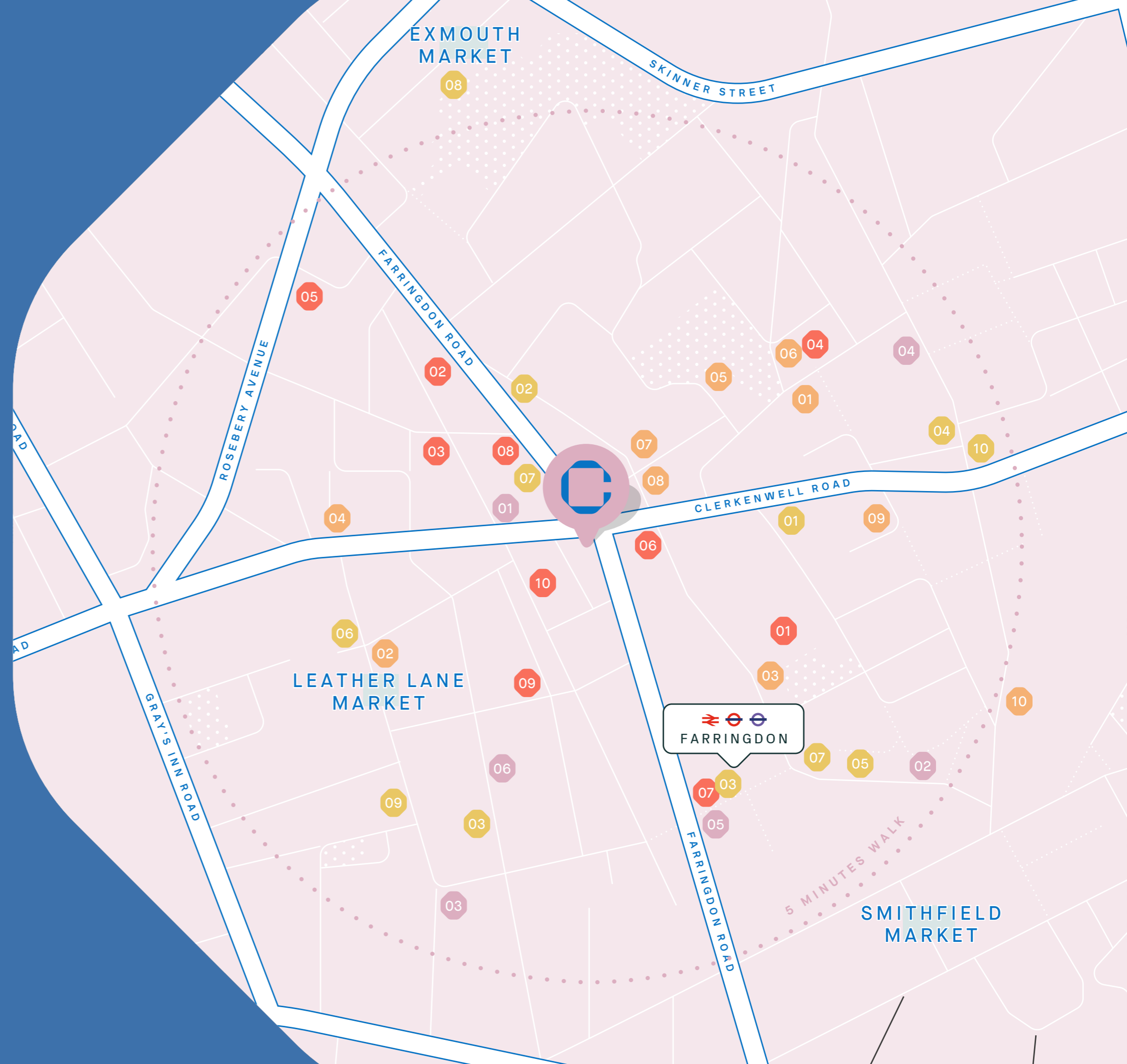
Occupiers

1. Kurt Geiger
2. LinkedIn
3. Moonpig
4. Deloitte Digital
5. Howlett Brown Ltd
6. Publicis Group
7. Karmarama
8. Adidas
9. Ascend Studio
10. TBD Media Group



Wellness

1. PureGym
2. F45
3. Gymbox
4. Pilates Instructor Network
5. Mob45
6. Ten Health & Fitness



The only transport hub serviced by the Elizabeth Line, London Underground and Thameslink

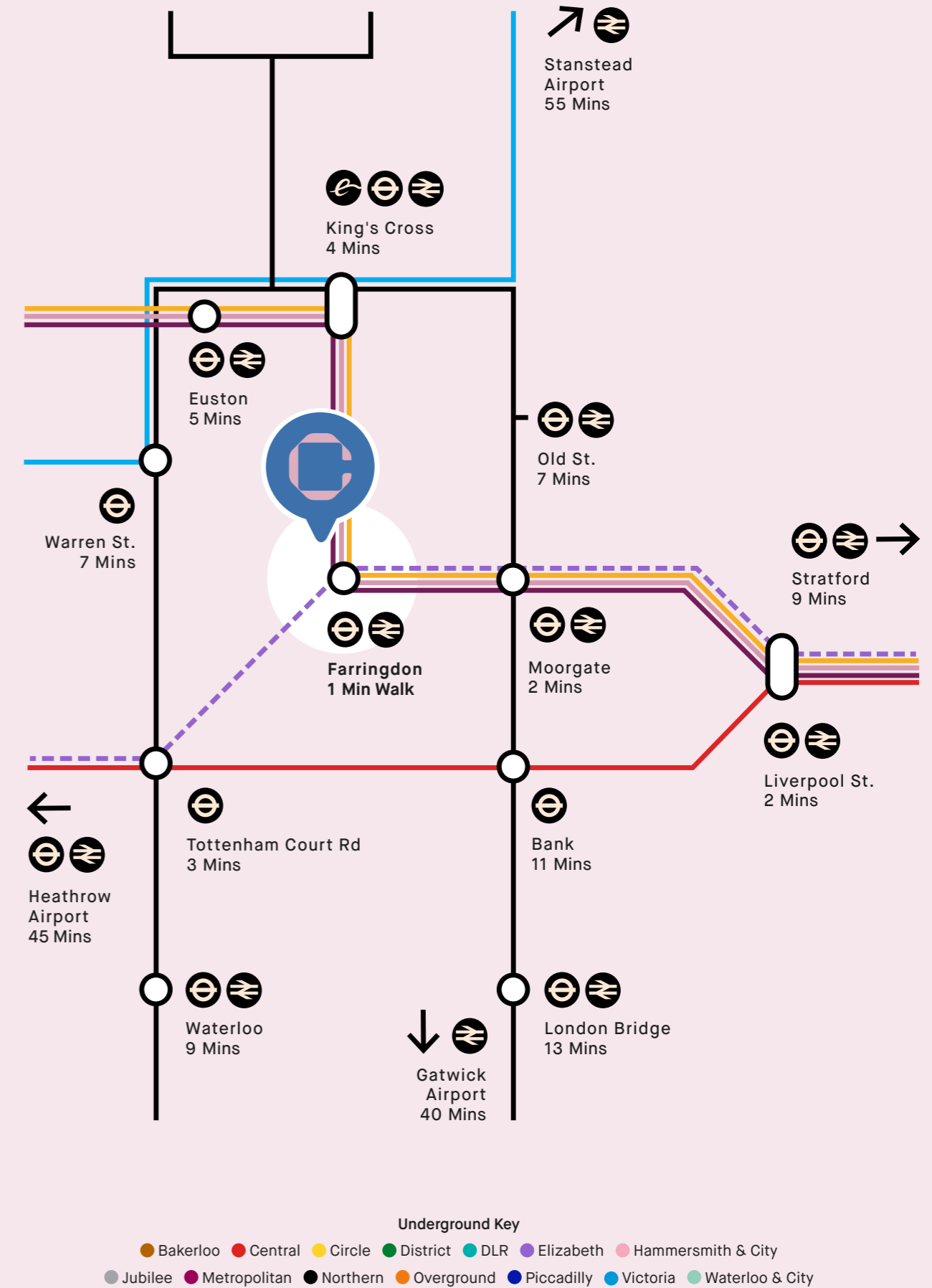
Bond Street
5 MINUTES

Canary Wharf
15 MINUTES

Heathrow Airport
24 MINUTES

25% of the UK population
45 MINUTES

Getting from A to B is a breeze



Source: tfl.gov.uk, google.co.uk/maps

Get in touch

Leasing Team



Natalie Lelliott
+44(0)7776 388 567
+44(0)20 3285 8300
natalie@tlg.london

Kate Miedzianowska-Sinclair
+44(0)7790 923 878
kate.msinclair@savills.com

Amelia Brown
+44(0)7971 632 961
+44(0)20 3285 8300
amelia@tlg.london

Megan Goodacre
+44(0)7866 203 479
megan.goodacre@savills.com

James Gillett
+44(0)7972 000 250
jgillett@savills.com

Development by



TLG London Limited and Savills give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by TLG London Limited nor Savills has any authority to make any representation or warranty whatsoever in relation to this property. March 2023. Design by Studio185.london | 436



thecornerbuilding.london