

12

Great

**unique clerkénwell EC1
design-led workspace
over three upper floors.**

**–
1,276 – 3,828 sq ft**

Sutton

St

12 Great Sutton St

**newly refurbished,
design-led, creative
workspace in the centre
of clerkenwell**

—
up to 3,828 sq ft



Areas are approximate and subject to change.

External CGI

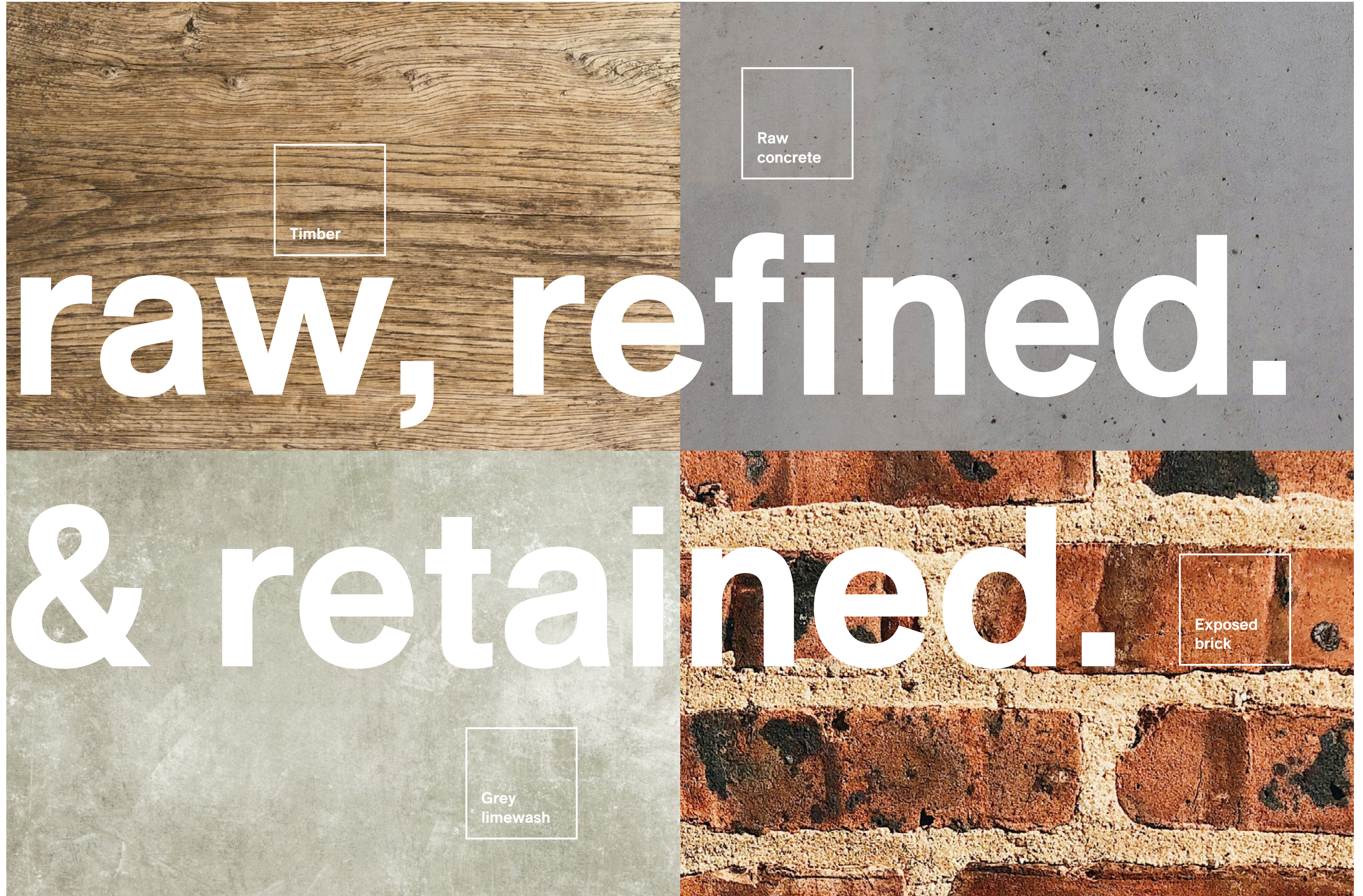
surrounded
by light.

With large glazing on all
four façades, each floor
provides 1,276 sq ft of
column free space which is
flooded with natural light.



Areas are approximate and subject to change.

Typical floor CGI



12 Great Sutton Street has been extensively refurbished to a high quality while retaining its most characterful features.

A tactile palette of existing materials alongside new crafted finishes is designed to create warmth and a unique understated style.

**private
viewing.**

The communal roof terrace provides unique views over Clerkenwell and the city and offers the perfect place to escape your desk and take a beat.



cycle ready.

Accessed via a unique feature gantry over the lower courtyard, 12 Great Sutton Street is cycle-enabled, providing secure, ground floor cycle storage and shower facilities.

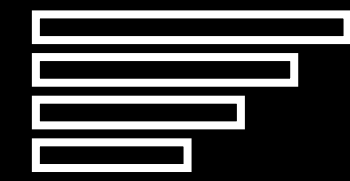


elevate & innovate.

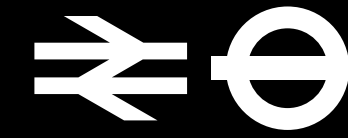
accommodation

net internal areas	sq ft
third floor	1,276
second floor	1,276
first floor	1,276
workspace total	3,828
ground showroom	1,223
lower ground showroom	1,558
building total	6,606

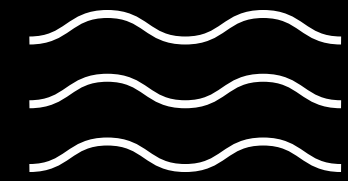
specification



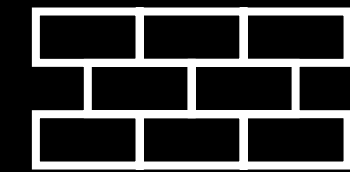
EPC targeting 'B'



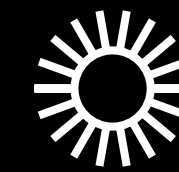
600m from Farringdon Elizabeth Line station



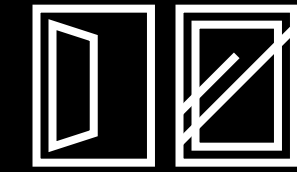
VRF air-conditioning



Exposed brickwork & concrete throughout



Communal rooftop terrace



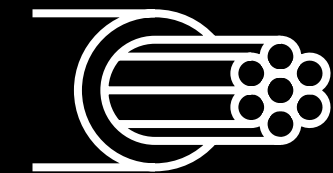
Openable windows on all four aspects



Fully-fitted space available



Ground floor cycle store and shower room



Fibre installed

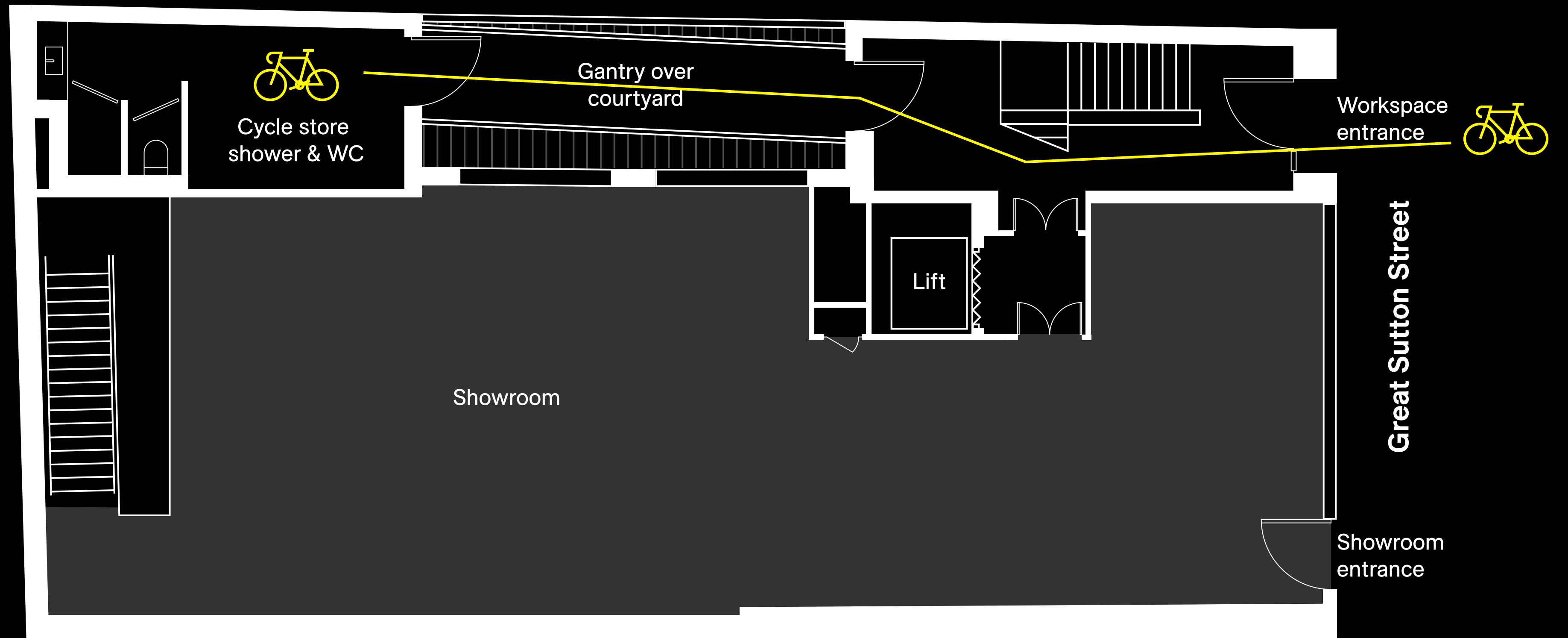
Areas are approximate and subject to change.

Showroom

2,780 sq ft

For further information
about the showroom, visit
11gss.london

ground floor



Areas are approximate and subject to change.
Plan not to scale. For indicative purposes only.



Workspace
1,276 sq ft

typical floor



Typical floor
Example layout

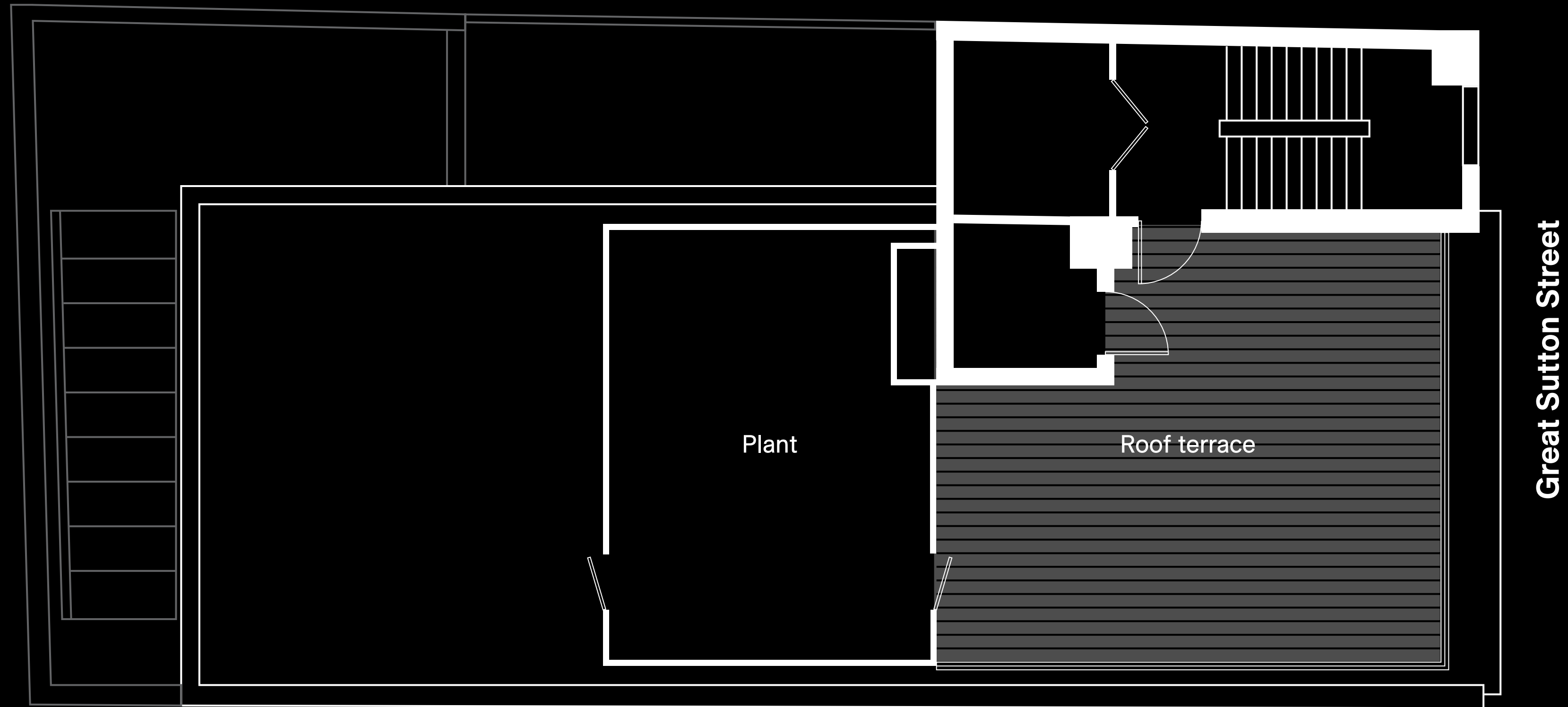
- 20x workstations
- 1x 7 person meeting room
- 1x 4 person meeting room
- 1x kitchenette

Areas are approximate and subject to change.
Plan not to scale. For indicative purposes only.

Example layout

Roof terrace

fourth floor



Plan not to scale. For indicative purposes only.

Floor plan



North

A vibrant networking event taking place in a modern, well-lit space. In the foreground, several gold-colored dome-shaped lamps with white shades are positioned on a wooden table. The background is filled with people in professional attire engaged in conversations. A woman in a blue jacket is on the left, while a woman in a black leather jacket is on the right. The overall atmosphere is professional and social.

creative connected clerkenwell

clerkenwell.
where creativity breathes
life into every street.

Clerkenwell is a globally renowned design hub, powered by the very best creative minds, continues to be the first choice location for studios and architects to establish themselves.

The neighborhood thrives on a vibrant community of established talents and emerging voices, coming together during Clerkenwell Design Week to showcase groundbreaking design.

12 Great Sutton St



Brutto



The Slaughtered Lamb



Street Burger



Farringdon Station



Clerkenwell Design Week



Zetter Hotel

12 Great Sutton St

Food + Drink

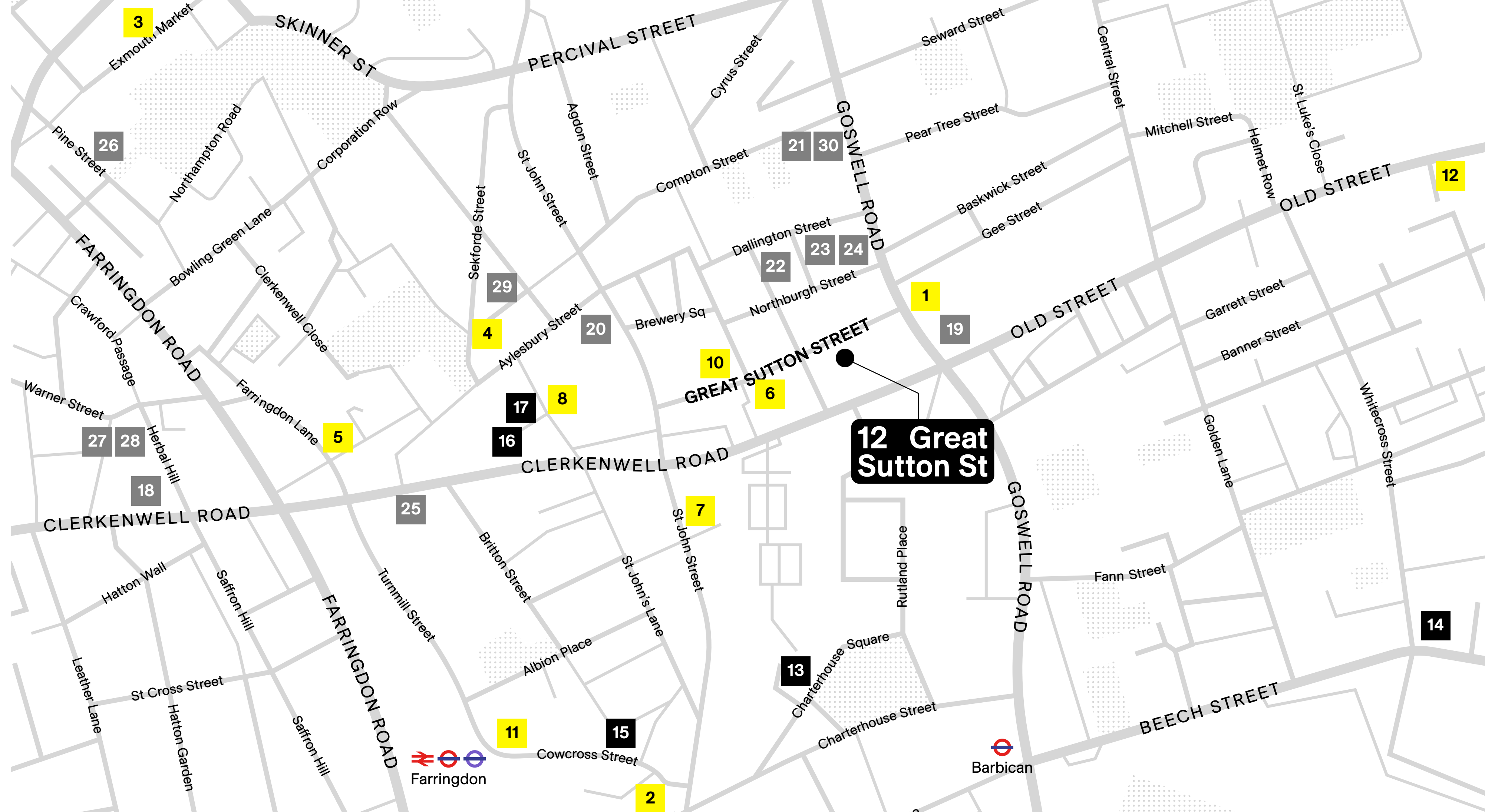
- 1 Breddos Tacos
- 2 Brutto
- 3 Café Kick
- 4 Granger & Co
- 5 The Green Clerkenwell
- 6 J+A Café
- 7 Luca
- 8 Modern Pantry
- 9 NHow
- 10 Slaughtered Lamb
- 11 Street Burger
- 12 Tayer & Elementary

Hotels

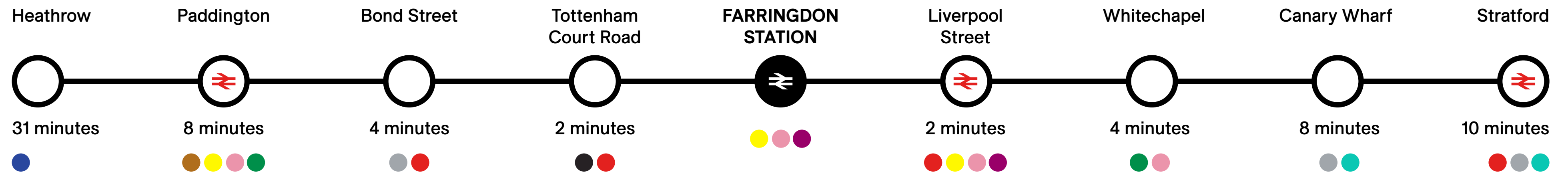
- 13 Malmaison
- 14 Montcalm Brewery Townhouse
- 15 The Rookery
- 16 Yotel
- 17 Zetter Townhouse

Occupiers

- 18 Adidas
- 19 AHMM
- 20 Alexander McQueen
- 21 Airbnb
- 22 BDP
- 23 Future Games of London
- 24 GoCardless
- 25 Grimshaw
- 26 Lucky Generals
- 27 Moo
- 28 Photobox
- 29 Sister Pictures
- 30 Zaha Hadid Architects



Elizabeth Line



Clerkenwell Amenity

12

Great

12gss.london

For information about available showroom space
please visit: **11gss.london**

further information



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Sutton

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May 2024. Reference 2403013. Design by **JAMES&JAMES** | jamesjames.design

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