

12

Great

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

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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.



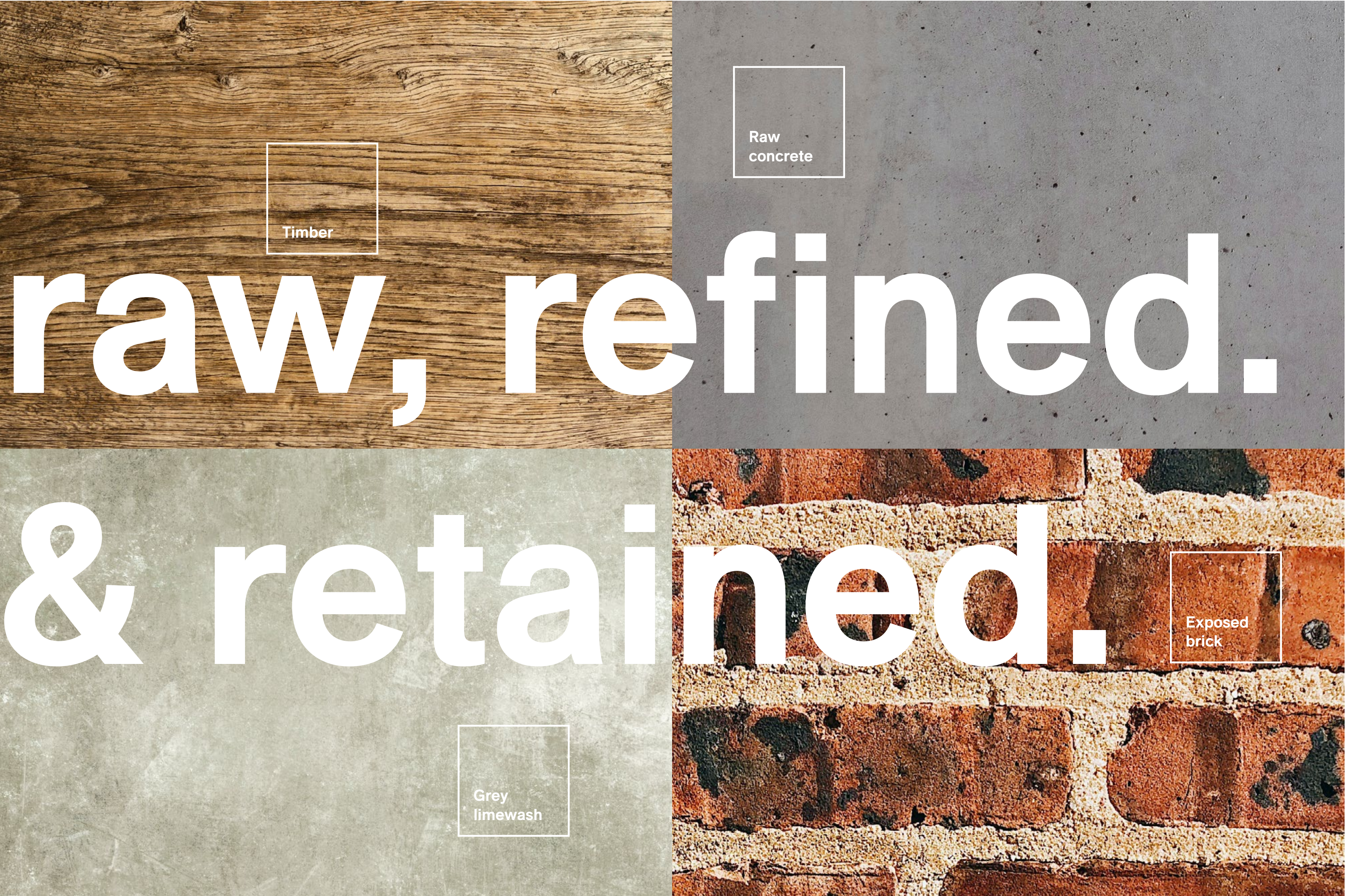
surrounded
by light.

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



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.

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.



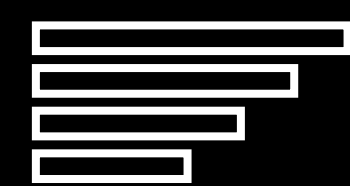
11 GREAT SUTTON STREET

12

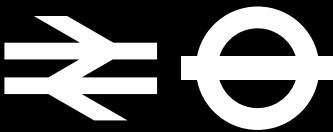
accommodation

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

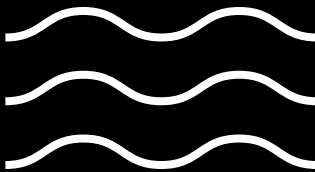
specification



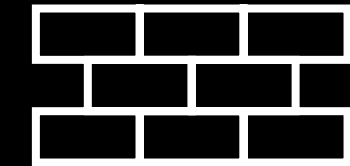
EPC B achieved



600m from Farringdon Elizabeth Line station



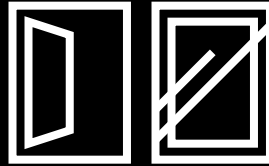
VRF air-conditioning



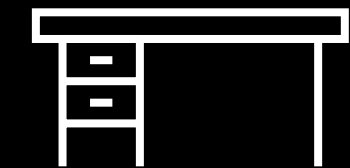
Exposed brickwork & concrete throughout



Communal rooftop terrace



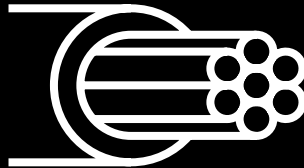
Openable windows on all four aspects



Fully-fitted space available



Ground floor cycle store and shower room



Fibre installed

Areas are approximate and subject to change.

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.







12 Great Sutton St

Food + Drink

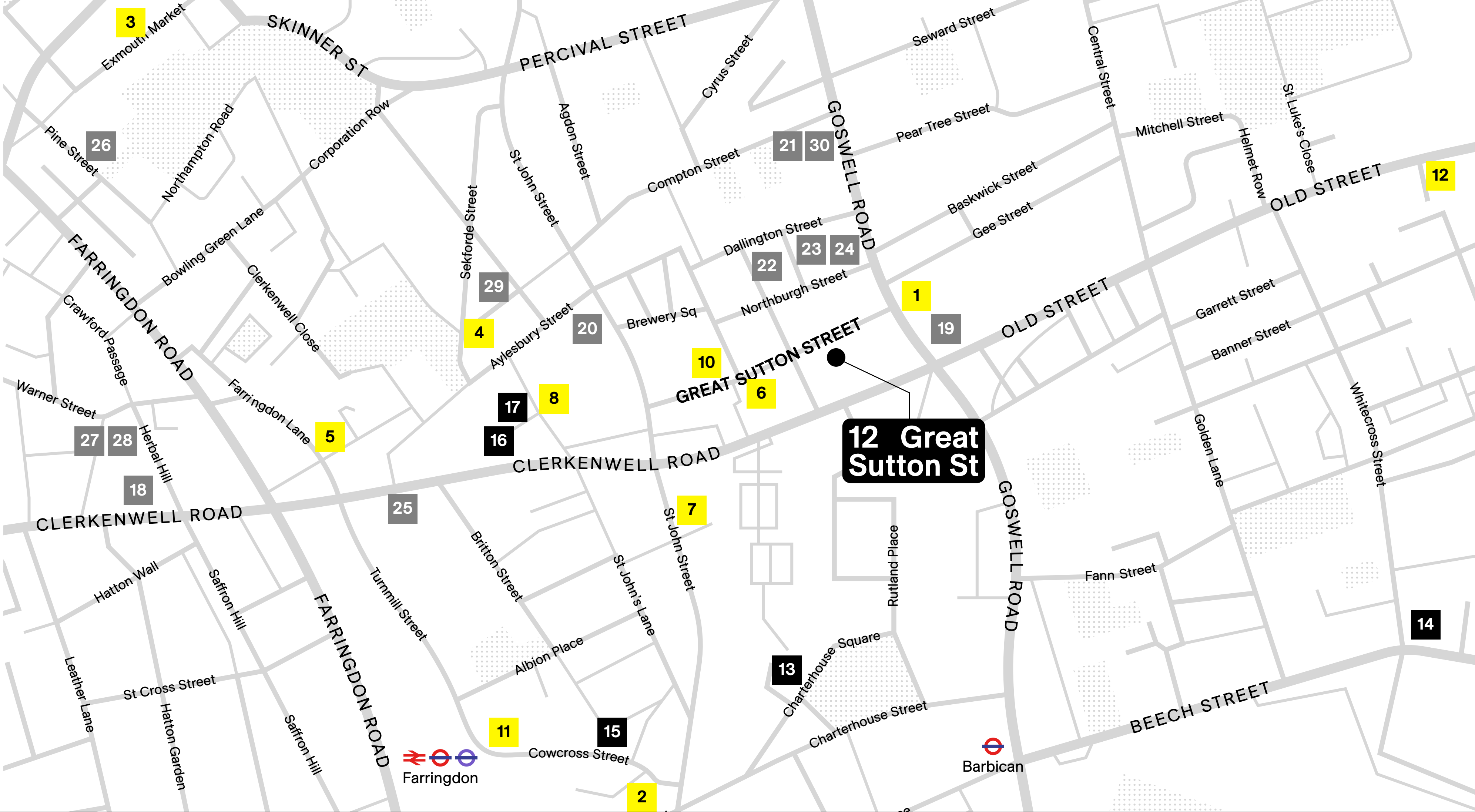
- 1 Breddos Tacos
- 2 Brutto
- 3 Café Kick
- 4 Granger & Co
- 5 The Green Clerkenwell
- 6 J+A Café
- 7 Luca
- 8 Modern Pantry
- 9 NHow
- 10 Slaughtered Lamb
- 11 Street Burger
- 12 Tayler & Elementary

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



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12gss.london

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

Great

further information



Simon Rinder
simonrinder@pilcher.london
+44 (0)7734 488 286

James Faustino
jamesfaustino@pilcher.london
+44 (0)7834 789 346

Sutton

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

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