

28 St John's Square
Clerkenwell EC1

**KLACCO
HOUSE**

Brand New Self Contained
Office Building

A NEW PERSPECTIVE

This former Victorian warehouse has been comprehensively refurbished in London's creative and technology hub.

The building provides 5,328 sq ft of sleek and modern office space, designed to the highest specification expected by occupiers in Clerkenwell and Farringdon.



- 01. Ground Floor
- 02. Staircase
- 03. Klaco House Exterior





SPECIFIED DETAILS

Arranged over lower ground, ground and five upper floors – the media style accommodation is finished to the highest of standards throughout, with a new contemporary reception area. Whilst shower and bike facilities are available on the lower ground floor.





02



03

- 01. Reception Detail
- 02. View from 5th Floor
- 03. On-Floor WCs
- 04. Third Floor



04

SUMMARY SPECIFICATION



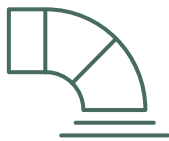
Reception with textural finishes



Secure access control entrance doors



1:10 sq m occupancy ratio



Exposed ceiling and services



Air conditioning



LED panel lighting



Shower and changing facilities



Male and female WCs on each floor



Bicycle spaces

DEFINED

SPACE

- Office
- Reception
- Lightwell
- Core

For indicative purposes only, not to scale.

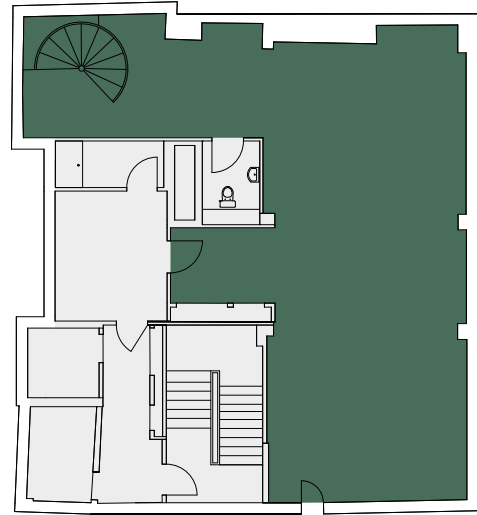


SCHEDULE OF AREAS

Floor	Use	sq m	sq ft
Fifth	Office	87	938
Fourth	Office	102	1,099
Third	Office	101	1,090
Second	Office	101	1,088
First	Office	101	1,084
Ground	Office	U/O	U/O
LG	Office	U/O	U/O
Total Office		495	5,328

LOWER GROUND

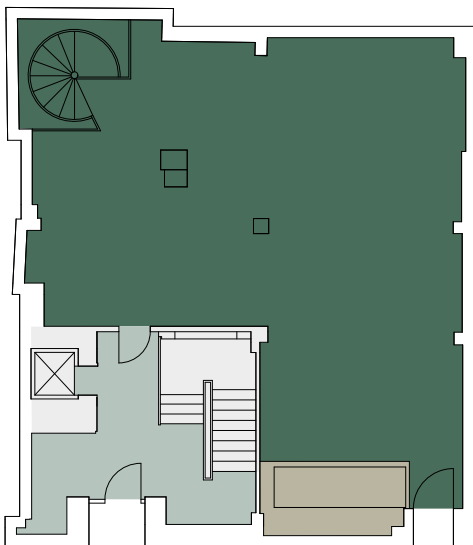
Office – 86 sq m / 920 sq ft



St John's Square

GROUND

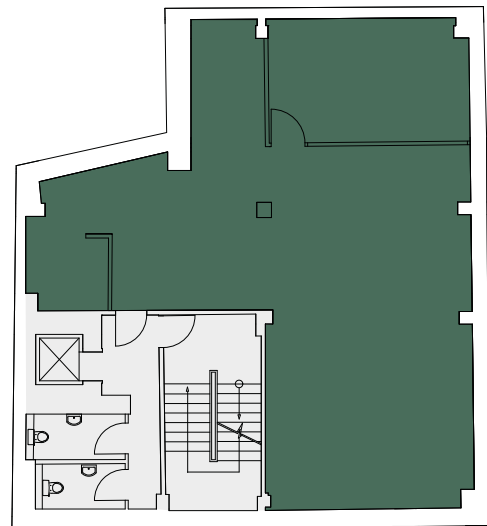
Office – 102 sq m / 1,094 sq ft



St John's Square

FIRST

Office – 101 sq m / 1,084 sq ft



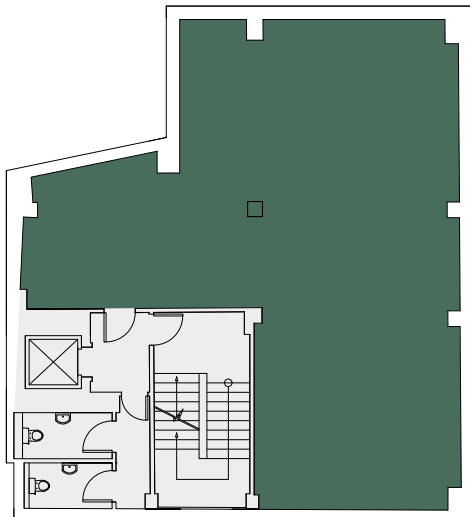
St John's Square



Second Floor

TYPICAL (SECOND/THIRD/FOURTH)

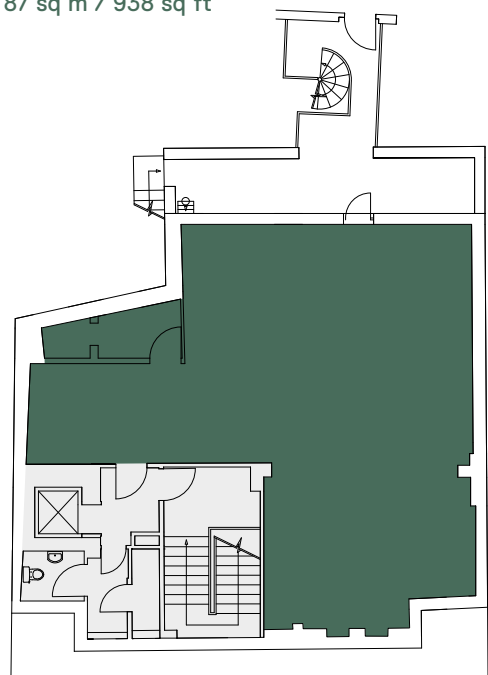
Office – 102 sq m / 1,099 sq ft



St John's Square

FIFTH

Office – 87 sq m / 938 sq ft



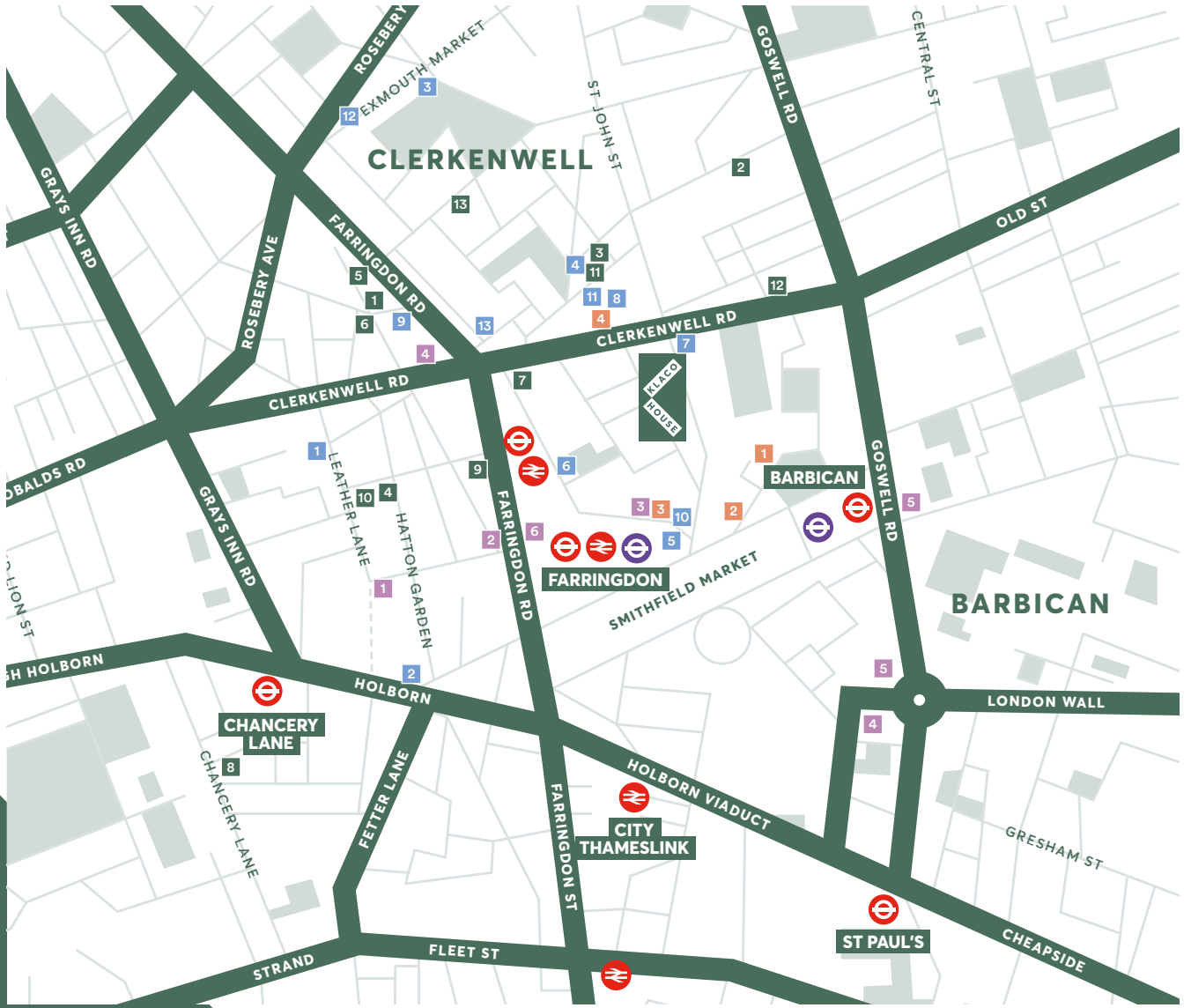
St John's Square

AN ENVIED LOCATION



Clerkenwell has long been the home to many key names in the creative industries and currently LinkedIn, Vitra, Zaha Hadid, Grey London and Publicis Groupe are among the well known names based in the area.

Businesses continue to choose Clerkenwell and Farringdon as their home due to the eclectic mix of restaurants, bars, hotels, gyms and arts based amenities including galleries and retail spaces.



- 01. Polpo
- 02. The Zetter Hotel
- 03. Luca
- 04. BrewDog

GRANGER & Co.



FOX & ANCHOR
SMITHFIELD MARKET



attendant



LOCAL OCCUPIERS

- 01 Adidas
- 02 Airbnb
- 03 Deloitte Digital
- 04 Grey London
- 05 LinkedIn
- 06 Moonpig
- 07 Publicis Groupe
- 08 Saatchi & Saatchi
- 09 Steelcase
- 10 TM Lewin
- 11 Unilever Plc
- 12 Vitra
- 13 Zaha Hadid

BARS & RESTAURANTS

- 01 Attendant
- 02 Bounce
- 03 Coin Laundry
- 04 Granger & Co
- 05 Hix Oyster & Chop House
- 06 Ibérica
- 07 Luca
- 08 Modern Pantry
- 09 Piano Works
- 10 Polpo
- 11 Sushi Tetsu
- 12 The Exmouth Arms
- 13 The Green

LOCAL HOTELS

- 01 Malmaison
- 02 The Fox & Anchor
- 03 The Rookery
- 04 The Zetter

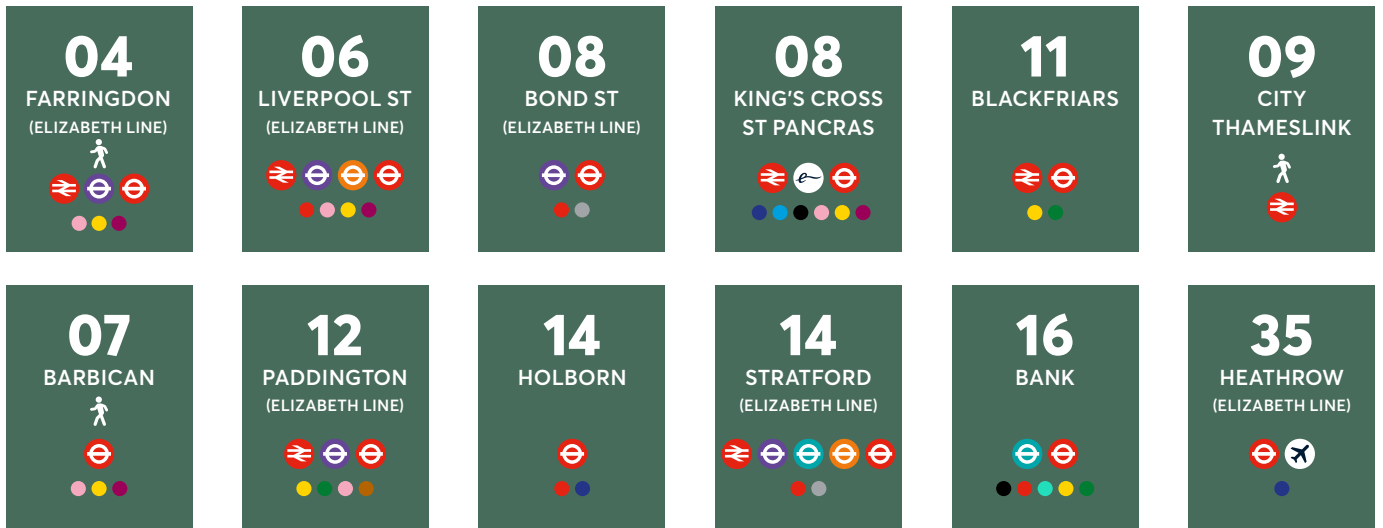
HEALTH & FITNESS

- 01 Gymbox
- 02 Frame
- 03 F45 Training
- 04 PureGym
- 05 Virgin Active
- 06 MOB45

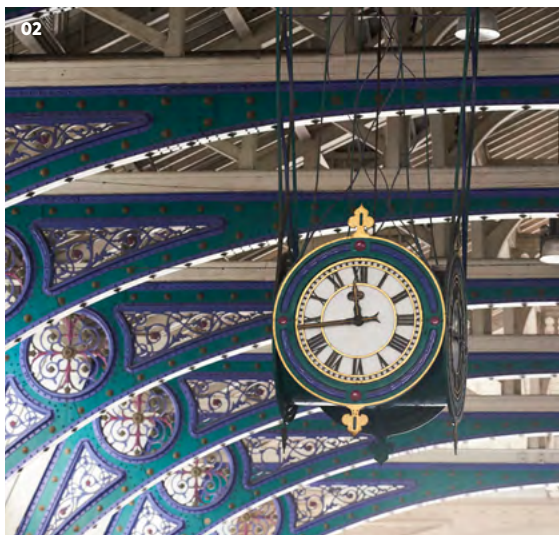
TRAVEL

NEAR & FAR

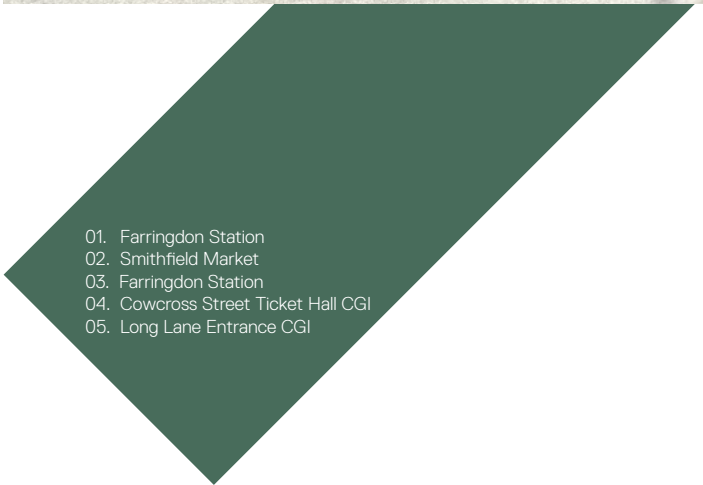
Just a short walk away from Klaco House, Farringdon station offers excellent travel connections in all directions via the London Underground network. For destinations further afield – Thameslink provides connection beyond London to Brighton and both Luton and Gatwick airports.



Journey times taken from the building in minutes. Source: TfL.



ELIZABETH LINE TRAVEL TIMES



- 01. Farringdon Station
- 02. Smithfield Market
- 03. Farringdon Station
- 04. Cowcross Street Ticket Hall CGI
- 05. Long Lane Entrance CGI

ARRIVING

SOON

Due to open in early 2020, running from the east to the west of London and beyond – the Elizabeth Line will run high frequency, high capacity trains – offering more transport options to occupiers.

KLACO HOUSE

CONTACT

For further information,
or to arrange a viewing please contact:

metrus

Joshua Milan

jm@metrus.co.uk

020 7079 3974

Robin Lester

rl@metrus.co.uk

020 7079 2494

Sophie Huberman

sh@metrus.co.uk

020 7079 2509

klacohouse.london

Important Notice: Metrus Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars do not form any part of any offer or contract (ii) the statements contained herein are issued without responsibility on part of this firm, its employees or its clients and are statements of opinion and therefore are not to be taken as or implying a statement or representation of fact (iii) any intending purchaser or lessee must satisfy themselves as to the correctness of each of the statements made herein (iv) the vendors or lessors of this property do not make or give, and neither the firm nor any of its employees have any authority to make or give, any representation or warranty whatever in relation to this property (v) all rents and prices quoted are exclusive of VAT unless stated otherwise. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in any transactions. Terms quoted are subject to contract. October 2019.

Designed & Produced By Cre8te Design – 020 3468 5760 – cre8te.london