



**PENNYBANK**

33-35 ST JOHN'S SQUARE EC1

**CREATE YOUR CRAFT  
IN CLERKENWELL**

A former Victorian  
artisan tenement  
block, Pennybank  
has been rebuilt  
behind a retained  
façade to provide  
exceptional offices  
and showroom,  
designed by EMRYS  
Architects



# Six floors of brand new contemporary work space and a prominent corner showroom

Designed by Charles Henman and William Harrison, Pennybank Chambers was built in 1880 by the National Penny Bank Corporation Limited. It provided a mixture of shops, artisans dwellings and a new banking branch.

Today, the building has undergone its latest transformation being completely rebuilt behind the retained façade. The Lower Ground and Ground floors provide a prominent corner showroom to continue the tradition of housing Clerkenwell's artisans.

The upper office floors with typical floorplates of 1,900 sq ft provide fantastic natural light owing to the buildings exceptional combination of modern full height and original windows curved around the building.

The top floor features a wraparound terrace with exceptional views across London.

# Specification

New steel frame structure with restored masonry

Exceptionally designed contemporary reception

High occupational density of 1:8 m<sup>2</sup>

Roof terrace on 6th floor and terrace on 1st floor

Exposed original brickwork and exposed steel beams

Newly refurbished timber sash windows

New Juliette balconies on upper floors

New high grade kitchens in situ on each floor

New bespoke designed WC's on each floor

New underfloor AC system

BT Openreach high speed fibre line installed to each floor ready for immediate use

Generous floor-to-ceiling heights

New metal tiled raised floors

New plasterboard ceilings with energy efficient inset LED feature lighting

New 13 person passenger lift

New showers, cycle store and lockers with separate access from Clerkenwell Road

DDA Compliance





# Typical floor plan

## 4th floor

1,941 SQ FT

### Availability

Floor	USE	SQ FT	SQ M
Sixth (Roof Terrace)	Offices	1,349	125
Fifth	Offices	1,946	181
Fourth	Offices	1,941	180
Third	Offices	1,943	181
Second	Offices	1,942	180
First (Terrace)	Offices	1,992	185
Ground*	Showroom	2,028	188
Lower Ground*	Showroom	1,223	114
<b>Total Offices</b>		<b>11,113</b>	<b>1,032</b>
<b>Total Showroom</b>		<b>3,251</b>	<b>302</b>
<b>Total</b>		<b>14,364</b>	<b>1,334</b>

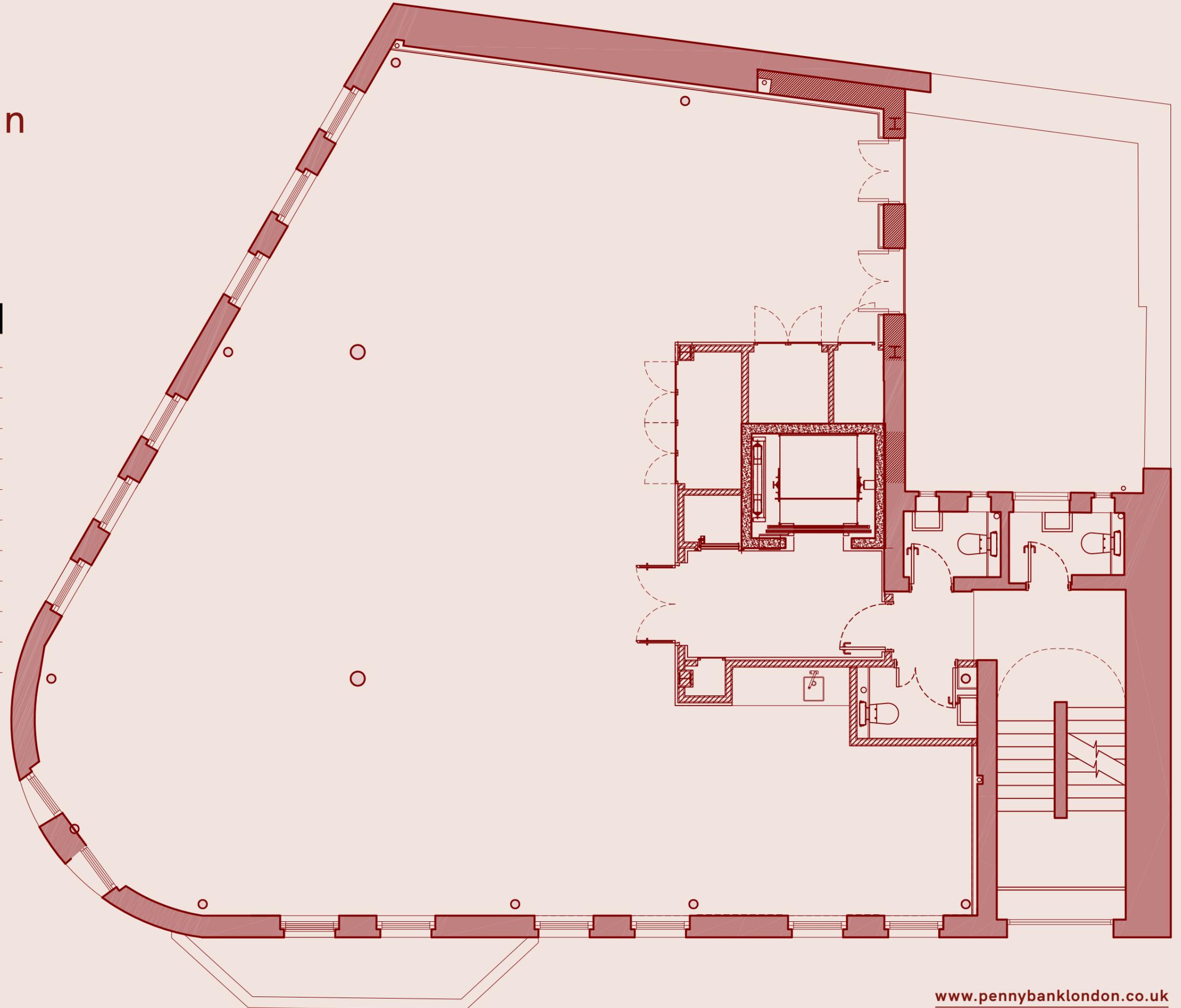
\*The use class for the Ground and Lower Ground is currently for either offices or showroom, to be elected by the end user.

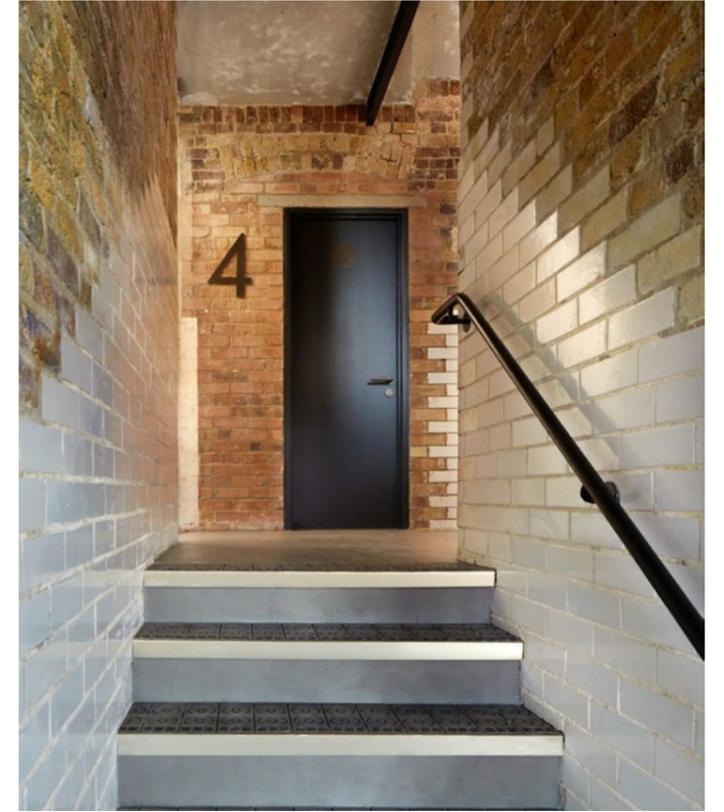
[Click to view the Virtual Tour](#)

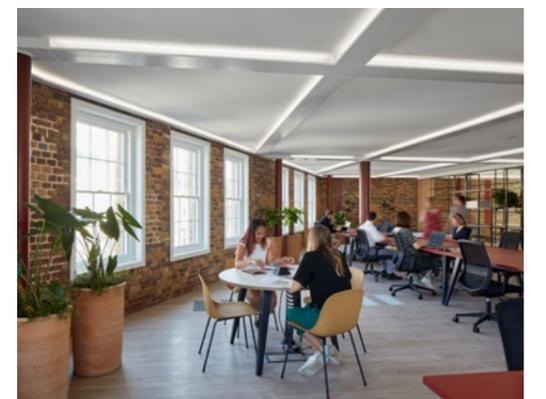


**PENNYBANK**

33-35 ST JOHN'S SQUARE EC1









In the heart of London's design & creative district



Sitting on the corner of Clerkenwell Road and St John's Square, Pennybank is at the heart of London's design district.

The Clerkenwell-Farringdon neighbourhood is home to the tech and creative industries and an endless supply of London's best restaurants, cafes and bars.

# Local Occupiers

## Occupiers

1. LinkedIn
2. Zaha Hadid
3. Deloitte Digital
4. Unilever
5. GoCardless
6. Kurt Geiger

## Showrooms

1. Gessi
2. Kohler
3. Duravit
4. Vitra
5. Hansgrohe
6. Knoll

## Culture & Markets

1. Exmouth Market
2. Leather Lane Market
3. Smithfield Market
4. Barbican Theatre
5. Whitecross Street

## Dining

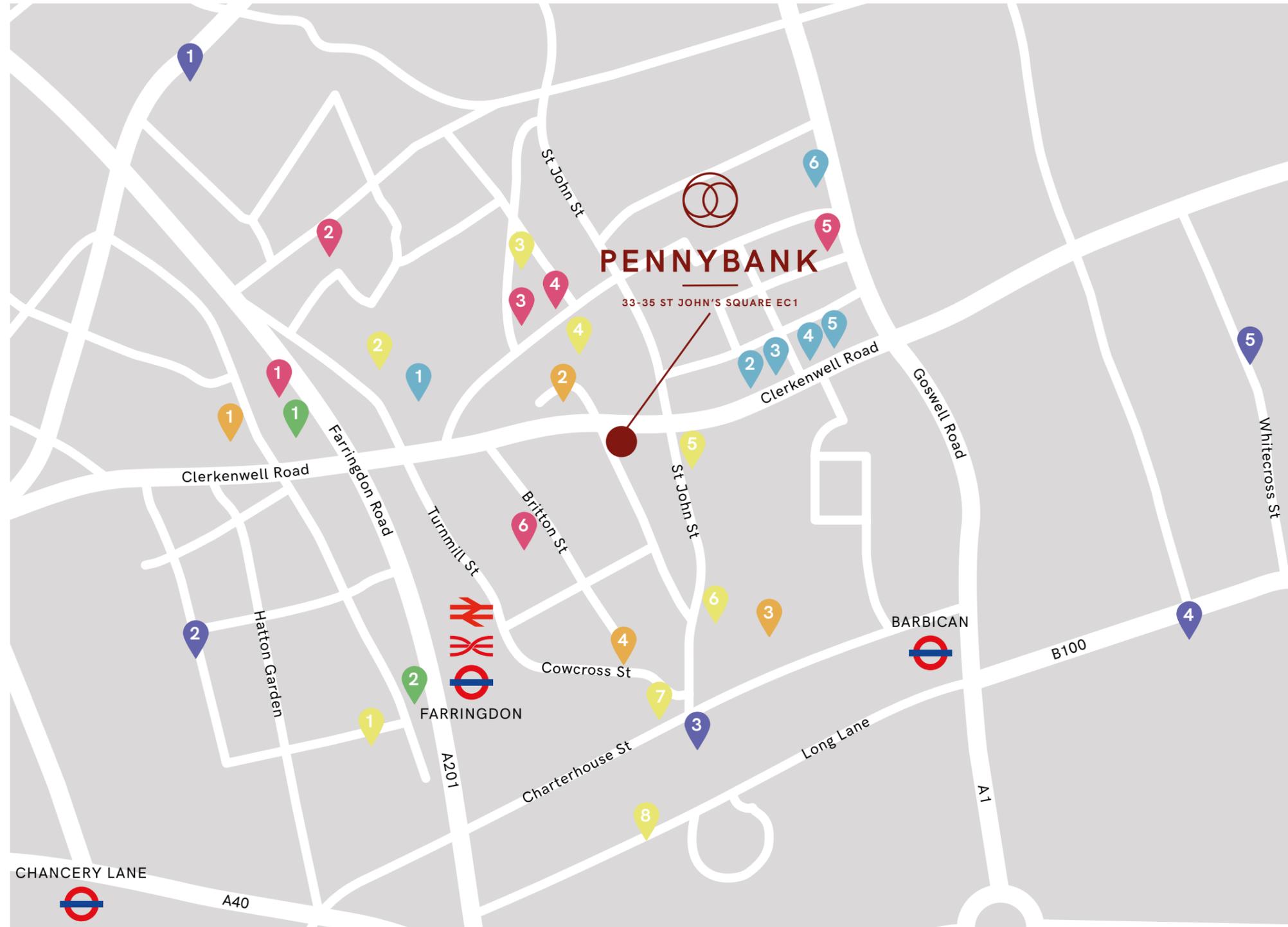
1. Bleeding Heart
2. The Green
3. Granger & Co
4. The Modern Pantry
5. Luca
6. St John
7. The Hope
8. Bird of Smithfield

## Hotels

1. The Bryson
2. Zetter Townhouse
3. Fox and Anchor
4. The Rookery

## Health & Fitness

1. PureGym
2. Frame



KURT GEIGER



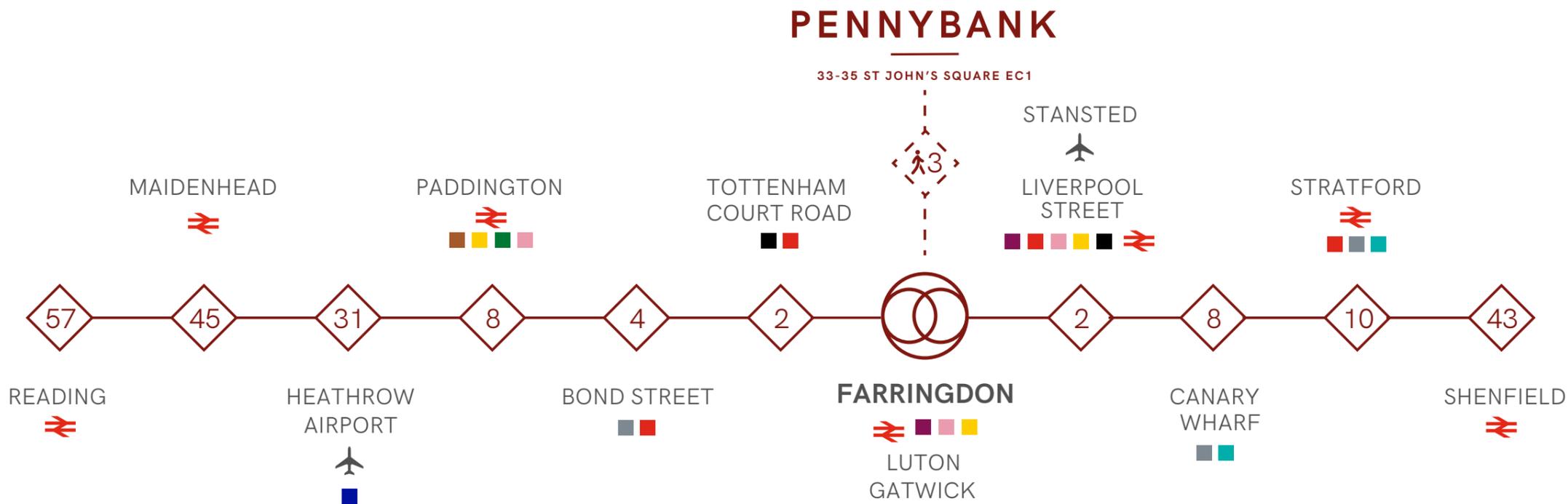
Zaha Hadid



Deloitte Digital

# Only moments from Farringdon station, central London's most connected transport hub

Located just minutes from Farringdon Station, soon to be one of London's most connected transport hubs with access to the Circle, Hammersmith & City, Metropolitan, Thameslink and Elizabeth lines.



Travel times shown in minutes (source google)

On completion of the Elizabeth line, Liverpool Street will be reached in just 2 minutes, Bond Street 4 minutes, Canary Wharf 8 minutes and Heathrow Airport 31 minutes. Luton Airport Parkway can be reached in 29 minutes and Gatwick Airport in 39 minutes via Thameslink.

Chancery Lane (Central) and Old Street (Northern and Rail) stations are also nearby.



**PENNYBANK**

33-35 ST JOHN'S SQUARE EC1

A development by

**gms**

For further information please contact:

**OFFICES**

---

**HK LONDON**

**Tom Kemp**

tom@hk-london.com

T: +44 (0)20 7100 5555

**Stephen Foster**

stephen@hk-london.com

T: +44 (0)20 7100 5555

**Monique Kelliher**

monique@hk-london.com

T: +44 (0)20 7100 5555

**BLUEBOOK**

**Joe Fuller**

joe@bluebooklondon.co.uk

T: +44 (0)20 7167 6401

**Chris Watkin**

chris@bluebooklondon.co.uk

T: +44 (0)20 7167 6402

**Whitney Bowrin**

whitney@bluebooklondon.co.uk

T: +44 (0)20 7167 6405

**RETAIL**

---

**nashbond**  
ALL ABOUT LONDON

**Andrew Bond**

ABond@nashbond.co.uk

T: +44 (0)207 290 4566

**Florence Mills**

fmills@nashbond.co.uk

T: +44 (0)0207 290 4589

**gms**

**Jason Smith**

js@gms-estates.co.uk

T: (0)20 7269 7691

MISREPRESENTATION ACT 1967 - HK Property Services Ltd for themselves and for the Vendor. Lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers, and do not constitute the whole or any part of an offer or contract. (ii) HK Property Services Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective Purchasers or Lessors must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) no employee of HK Property Services Ltd has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) prices/rents quoted in these particulars may be subject to VAT; and (v) HK Property Services Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. January 2021. cube-design.co.uk Q4697

[www.pennybanklondon.co.uk](http://www.pennybanklondon.co.uk)