

# Compton

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## Clerkenwell

Technique  
132-140 Goswell Road  
EC1V 7DY

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From 770-54,867 Ft<sup>2</sup> remaining -  
Conjured and crafted from two  
historic buildings in the heart of  
Clerkenwell

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## For Rent

12,411 to 45,012 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)





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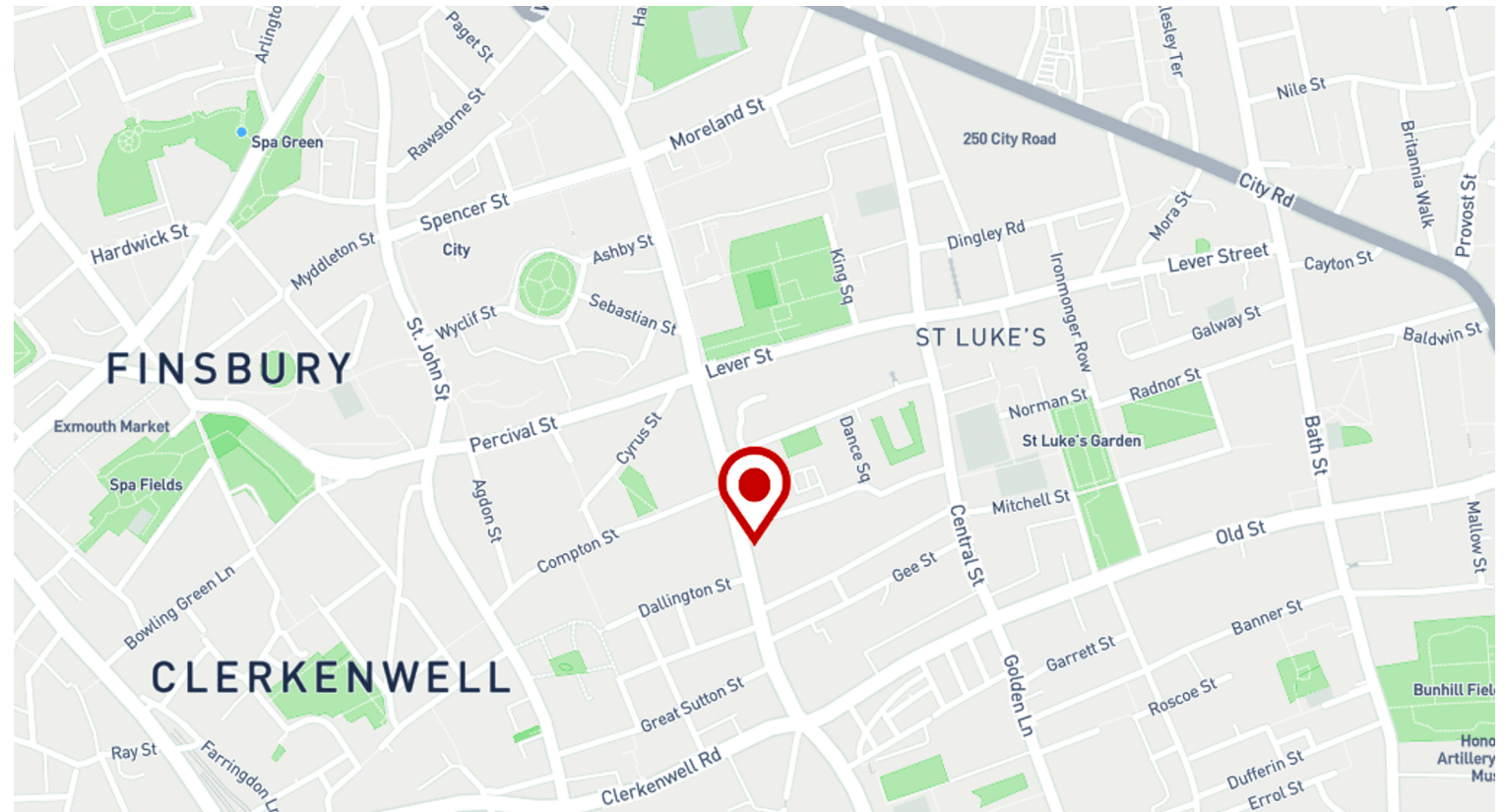
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## Location

Ideally nestled between the West End, the City, King's Cross and Old Street, Clerkenwell has for centuries been one of London's most vital and creative neighbourhoods. It has been the place for coffee shop intrigue and manufacturing innovation, craftsmanship and carousing, radical ideas and groundbreaking architecture. And still is.

It is home to Clerkenwell Green and Charterhouse Square, to the Barbican, St.John's restaurant, Compton Restaurant, and Whitecross Street Market. It is a hub for tech and media companies, creative studios, architectural practices and design stores.

It is now being transformed as new towers rise along City Road, the influence of Silicon Roundabout spreads and the redevelopment of Smithfield Market is on the way.

Technique will become a touchstone for the area's development – respecting its past and enhancing its future.

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## Amenities

- Outstanding natural daylight throughout the building
- Striking lobby design by Formafatansma
- Characterful and voluminous workspace with 3.1-3.3m ceilings throughout
- Office floors offer beautiful and tactile exposed sand-blasted concrete and/or white-washed timber
- Additions built in sophisticated and sustainable materials
- Modern design suspended LED lighting throughout
- New windows throughout
- New feature WCs
- Full new MEP throughout
- CAM-C underfloor heating and cooling provided on upper levels allowing clean soffits and maximum flexibility
- Exposed VRF heating and cooling on ground floor and basement
- Space allocated at roof level to house future tenant UPS 3 x new passenger lifts
- Thoughtfully designed cycle parking, showers and lockers designed to accommodate 110 users at peak times
- 10,000 sq ft of blue and green roof
- BREEM Excellent

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## Description

Technique is an elegant but hugely inventive amalgamation, expansion and reconfiguration of a decommissioned bank and gin distillery, providing the site with new purpose.

The original buildings, though handsomely of their place, were a tricky base material for a bright new hub for creative business. But General Projects was set against the waste of energy and resources involved in tearing them down. It also presented an opportunity, through the smartest architecture, elegant and ingenious additions and reconfiguration, to create something remarkable.

74,000 sq ft landmark new office space development, conjured and crafted from two historic buildings in the heart of Clerkenwell. Radical in design and use of materials, it sets a new benchmark for sustainable, adaptive re-use and the development of thoughtful, human-centric office space. It is rooted in a sense of responsibility to the local environment and respect for the people who work there.

Set across six storeys of high-ceilings and generous open volumes washed with superb natural light, Technique is richly textured at every turn. The architects, BuckleyGrayYeoman, have boldly re-configured and re-invigorated the existing buildings, adding new layers, together with a remarkable new entrance lobby and private gallery, all topped with 10,000 sq ft of green roof. Technique is a truly future-facing development, designed to serve, support and inspire.

- Wirescore Gold



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## Content

Watch the film



View in Virtual Reality



Watch the film



View on Website



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## Specifications

BuckleyGrayYeoman set about devising a new internal flow and logic for the amalgamated buildings, starting with a ground level infill. This new addition is at once grand entrance, lobby and the focal point of a new community.

And its focus will be a Formafantasma-designed drinking water fountain, encouraging connection while discouraging single use plastic. The new infill also includes a new first floor private gallery boasting 7m high ceilings. A large skylight will create a dramatic shard of natural light making the space perfect for everything from exhibitions and events to yoga classes.

Sustainability is a priority in the construction, and on-going life, of Technique. Three entirely new floors are being built using superperforming glue and cross laminated timber structural components, sourced from sustainably managed forests, rather than concrete and steel and resulting in a 43% reduction in carbon emissions.

Structural elements of the CLT addition are being prefabricated off site and assembled on site, cutting site traffic by 70%. Technique will be topped with 10,000 sq ft of green roof, increasing local biodiversity and reducing the heat island effect. All of which means that the building is set to achieve a BREEAM Excellent sustainability rating, a rare achievement for a refurbished building.

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## Floor Areas & Outgoings

The accommodation comprises of the following

Floor/Unit	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
4th	2,100	-	On application	On application	£0	£0	Occupied
4th	4,180	£85 per sq ft	£28.50 /sq ft	£9.55 /sq ft	£42,862.42	£514,349	Let
3rd	12,411	£77.50 per sq ft	£25 /sq ft	£9.55 /sq ft	£115,887.71	£1,390,652.55	Available
2nd	15,326	£67.50 per sq ft	£25 /sq ft	£9.55 /sq ft	£130,334.86	£1,564,018.30	Available
1st	17,275	£67.50 per sq ft	£22.50 /sq ft	£9.55 /sq ft	£143,310.52	£1,719,726.25	Available
Ground	10,610	POA	On application	£8.75 /sq ft	£7,736.46	£92,837.50	Let
Ground	3,393	POA	On application	£8.75 /sq ft	£2,474.06	£29,688.75	Let
Lower Ground	3,684	POA	On application	£8.75 /sq ft	£2,686.25	£32,235	Let
Lower Ground	770	£67.50 per sq ft	£22.50 /sq ft	£8.75 /sq ft	£6,336.46	£76,037.50	Let
Total	69,749				£451,628.74	£5,419,544.85	



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## Contact Us

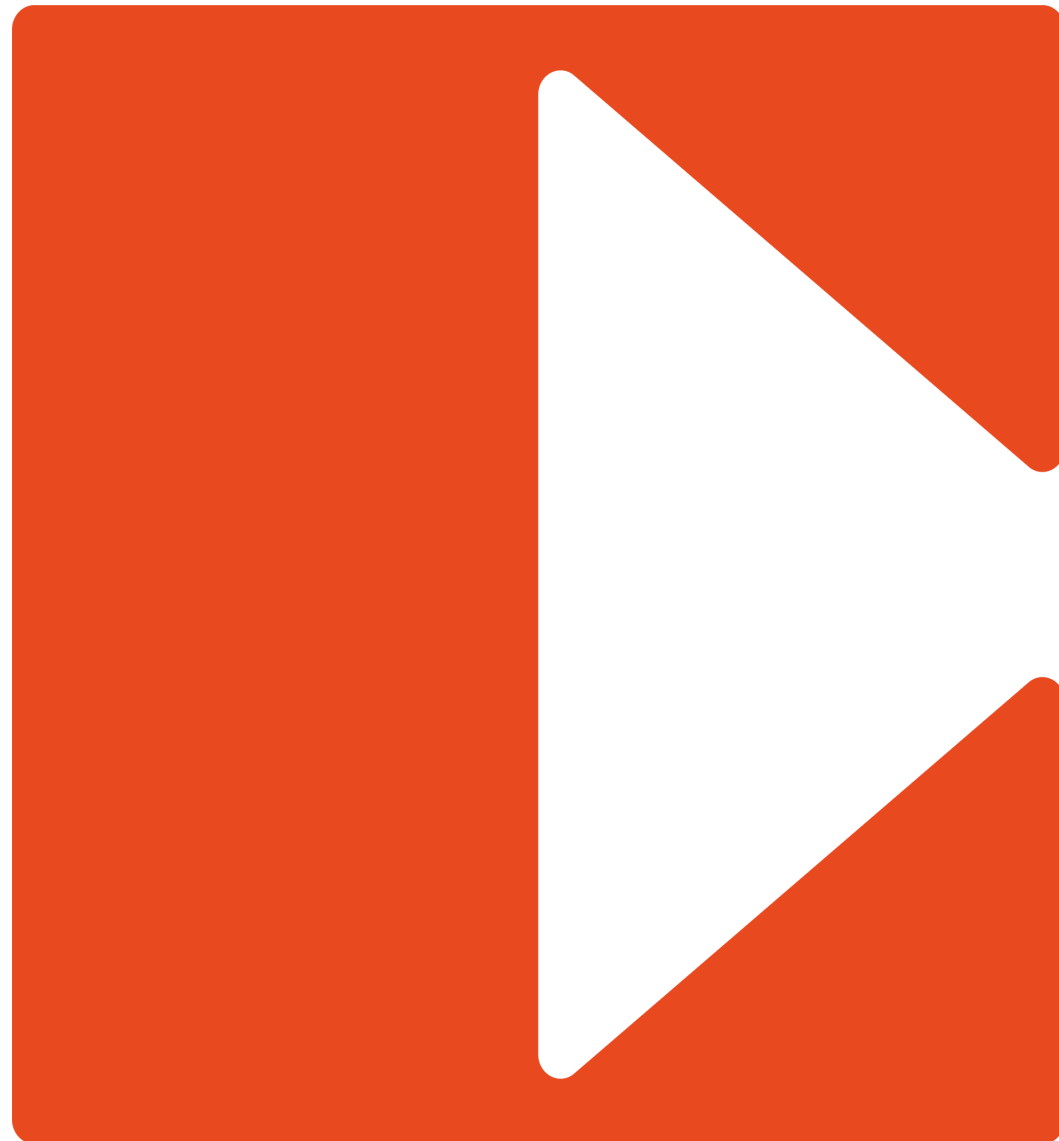
All appointments to view must be arranged via sole agents, Compton, through —

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