

# The Sans

—  
20 St John's Square  
Farringdon EC1

—  
A modern foundation for your  
flexible working future









The Sans

ST. JOHN'S SQUARE



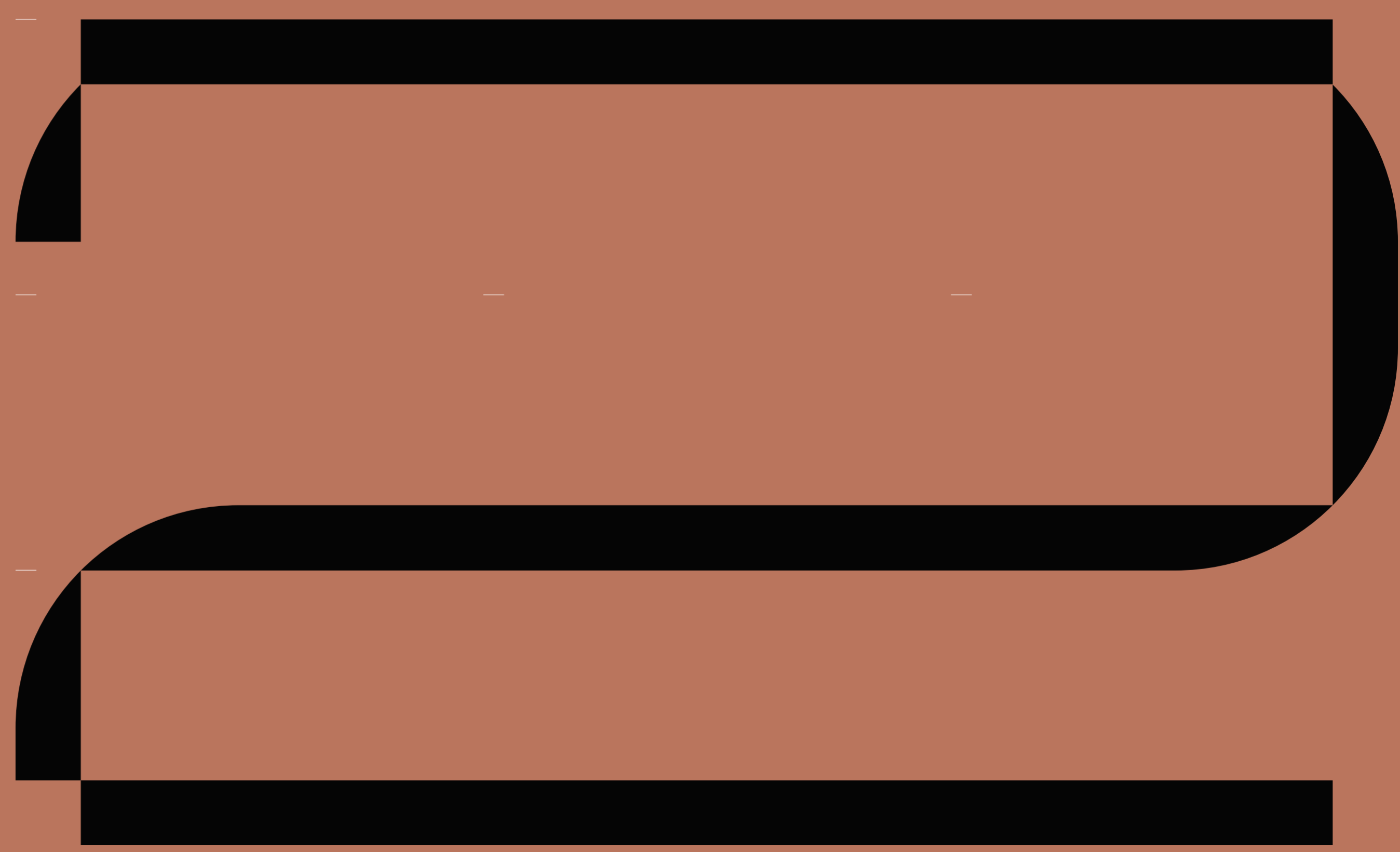
The Sans is a modernist scheme designed to promote a better way of working, born out of recent times that highlighted the inefficiencies of established office lives. The vision for The Sans mirrors its modernist roots, a movement that rejected tradition in favour of progress. The Sans is an adaptable scheme for occupiers to explore uncharted working styles, that actually work.













Clerkenwell's cobbled alleys connect The Sans with a plethora of urban amenities, vibrant creative populations, and quiet green spaces. Destination restaurants, shops, cultural institutions, and a healthy stream of commercial newness flowing in make the neighbourhood a relevant oasis adjacent to London's epicentre.



Mindful moments and hand-picked Korean teas at Be-oom





Compton is an easy dining bistro, deli and bar with a menu full of creativity



Go for a glamorous meal at urban sanctuary Sessions Arts Club



Fresh produce and cakes at The Quality Chop House Shop



Endless stationery browsing at Present & Correct





FOOD & DRINK

- 1 Anglo
- 2 Be-oom
- 3 Bleeding Heart Bistro
- 4 Breddos Tacos
- 5 Brutto
- 6 Caravan
- 7 The Coach
- 8 The Clerk & Well
- 9 Compton Coffee
- 10 Dans le Noir ?
- 11 Dose
- 12 Tehran—Berlin
- 13 The Eagle
- 14 Exmouth Market
- 15 Fare
- 16 Gail's Bakery
- 17 Granger & Co.
- 18 Ibérica
- 19 Le Café du Marché

- 20 Leather Lane Market
- 21 Luca
- 22 Morito
- 23 Moro
- 24 Mugen
- 25 Ngon Ngon
- 26 Prufrock
- 27 The Quality Chop House
- 28 Redemption Roasters
- 29 Sessions Arts Club
- 30 The Slaughtered Lamb
- 31 Smiths of Smithfield
- 32 St. John Restaurant
- 33 Sushi Tetsu
- 34 Three Kings Clerkenwell
- 35 Vinoteca
- 36 Whitecross Market
- 37 The Zetter Hotel
- 38 The Zetter Townhouse

SHOWROOMS

- 39 Andreu World
- 40 Arper
- 41 Bisley
- 42 Bolon
- 43 Boss Design
- 44 Cappellini
- 45 Carl Hansen & Søn
- 46 Connection Furniture
- 47 Domus Group
- 48 Duravit
- 49 Frem Group
- 50 Havwoods
- 51 Haworth
- 52 Humanscale
- 53 Kinnarps
- 54 Knoll
- 55 Kohler
- 56 Milliken
- 57 Modus

CULTURE

- 62 Barbican Centre
- 63 The Charterhouse
- 64 Museum of London
- 65 Sadler's Wells

PARKS

- 66 Charterhouse Square
- 67 King Square Gardens
- 68 Saint James Church Garden
- 69 Saint John's Gardens
- 70 Spa Fields



The epicentre of London's rapidly expanding tech centre, Clerkenwell is home to some of the most recognised names in global business.



**AXEL ARIGATO**

Alexander McQUEEN

**depop**

Linked **in**

**LIVE NATION**

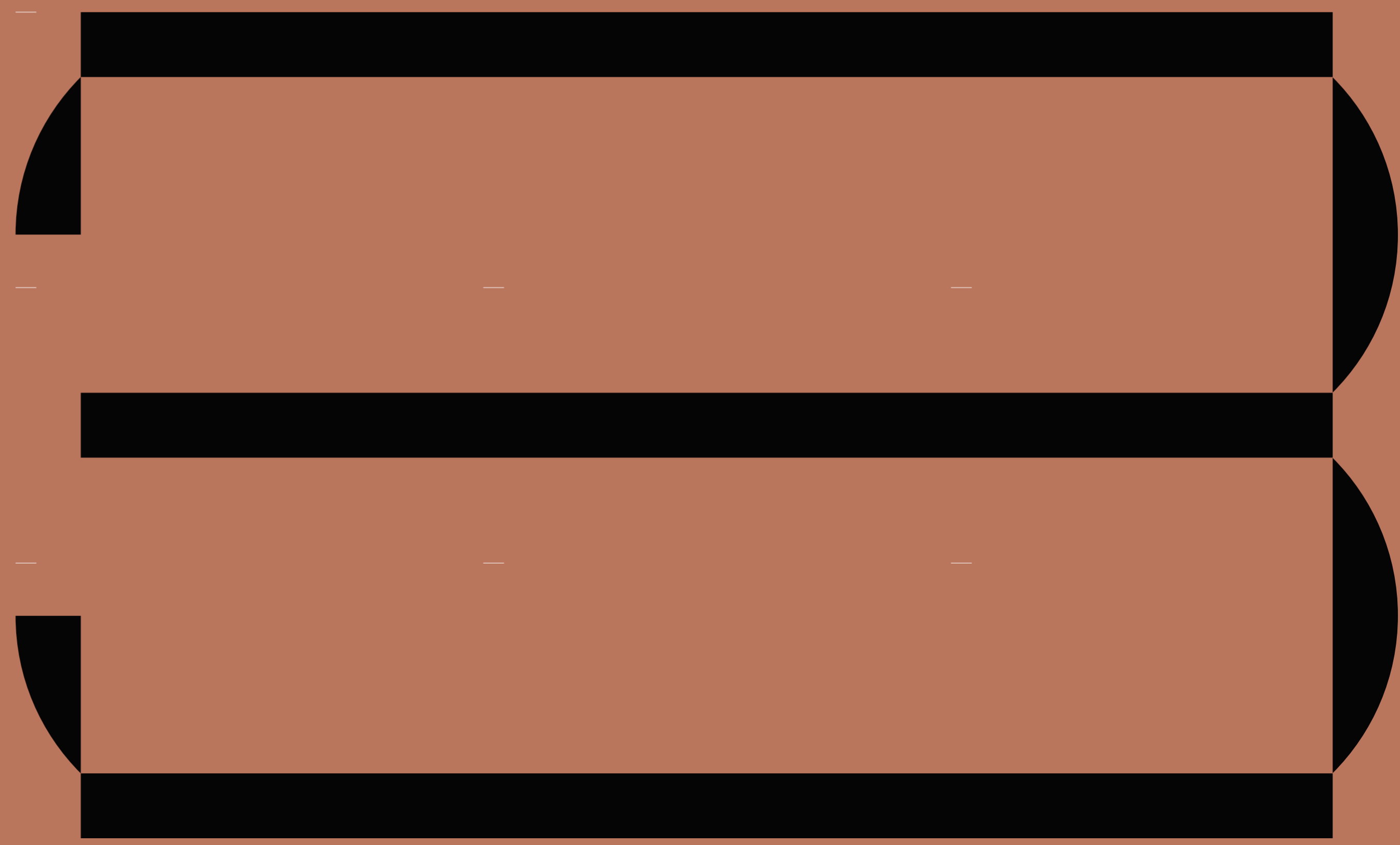
KURT GEIGER

**moonpig**

**GO CARDLESS**

**theTradeDesk**

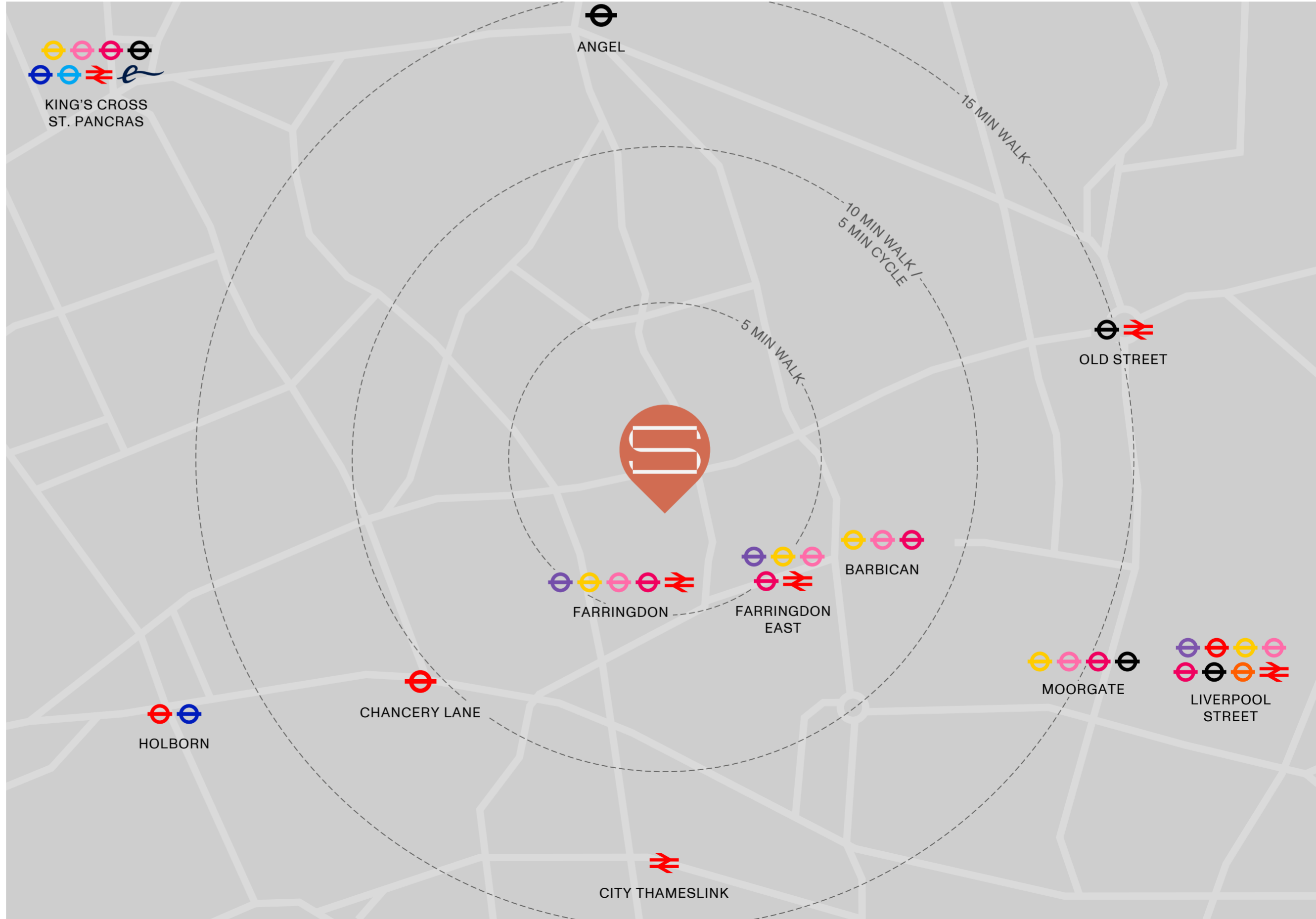






With Farringdon station nearby offering access to the Elizabeth, Metropolitan, Circle, Hammersmith & City underground lines, together with Thameslink overground services, The Sans boasts unprecedented access to Central London, the home counties, airports and beyond.

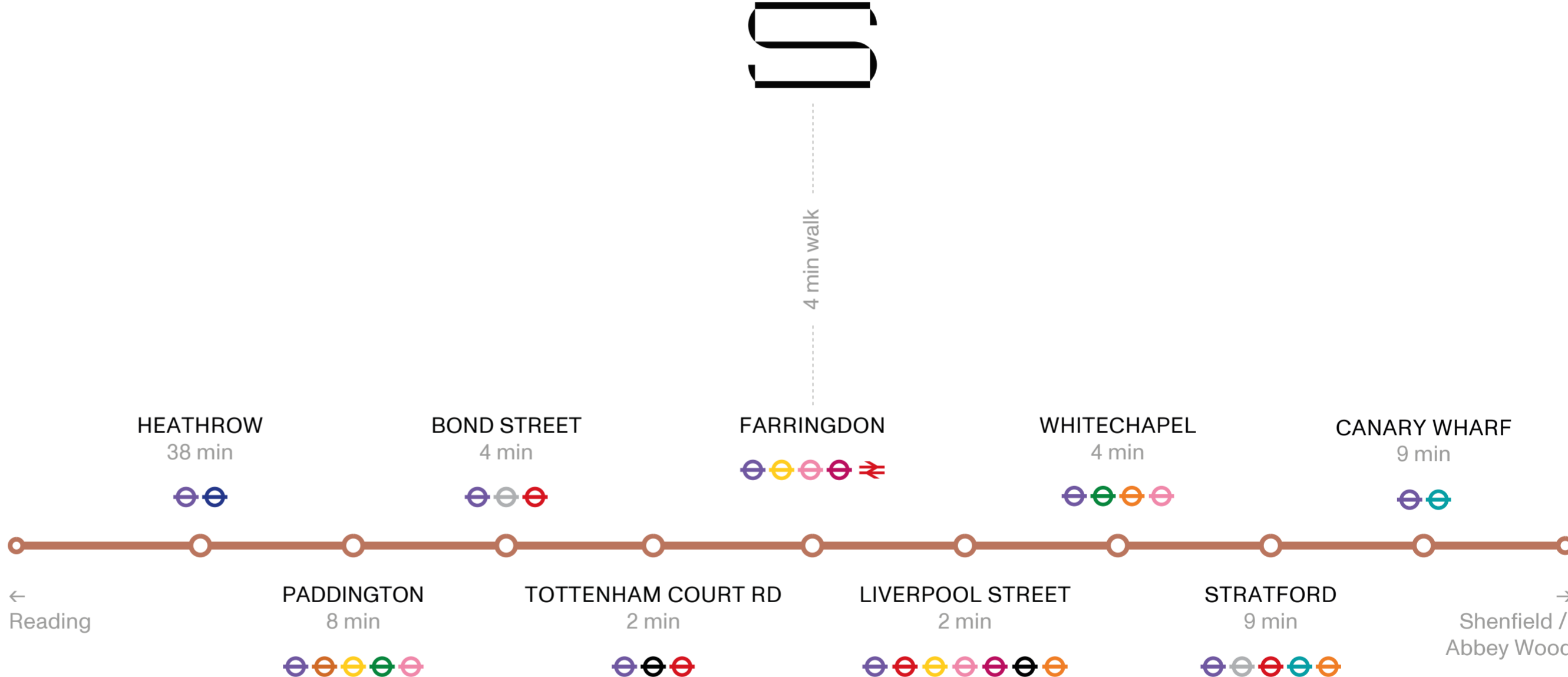
- Elizabeth line
- Circle line
- Hammersmith & City line
- Metropolitan line
- Central line
- Northern line
- Piccadilly line
- Victoria line
- London Overground
- ≡ National Rail / Thameslink
- e Euro Star



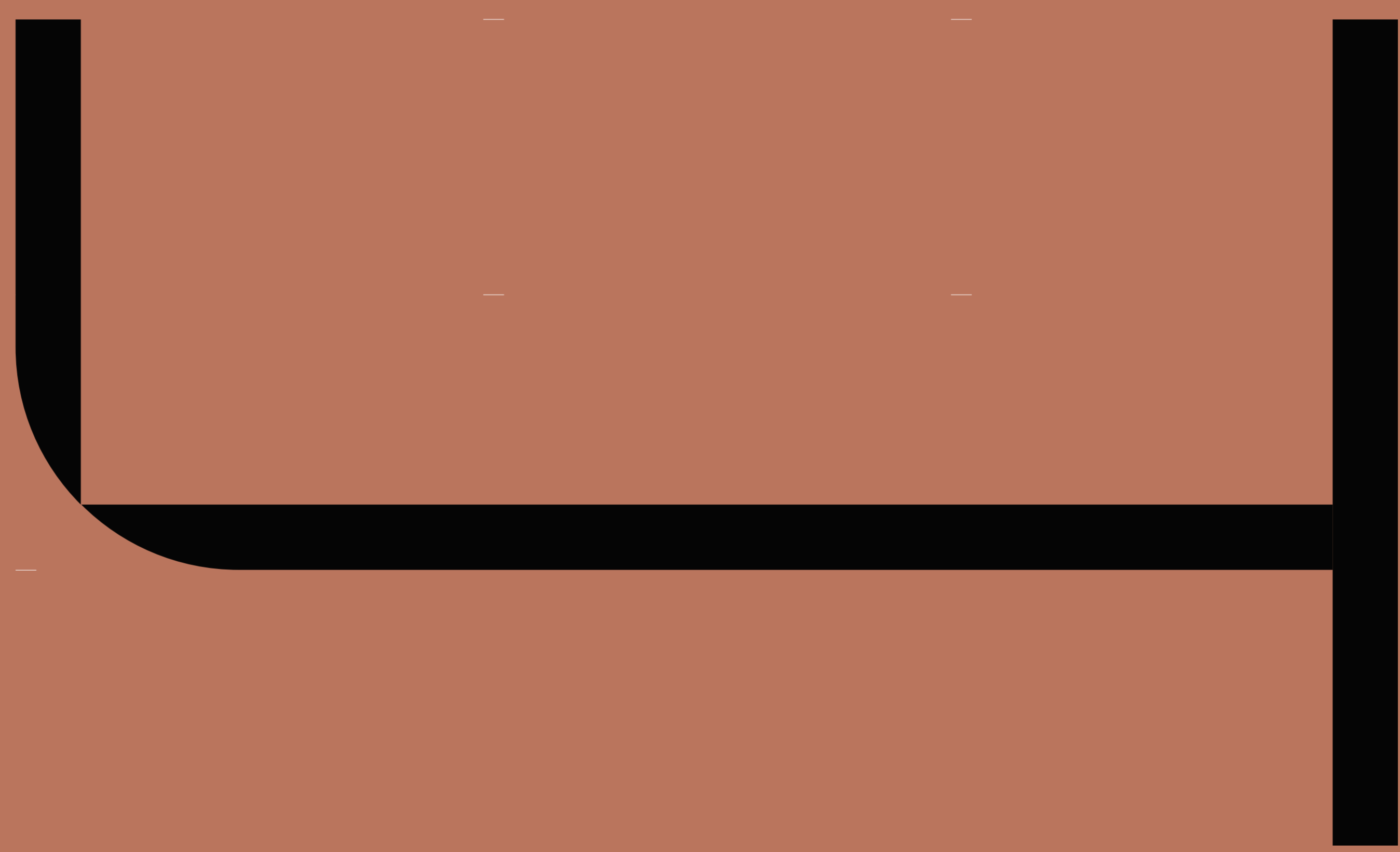


The Elizabeth line stretches more than 60 miles from beyond the western and eastern boundaries of London. This transformational railway has reduced journey times, created additional transport capacity and improved traveller accessibility.

- Elizabeth line
- Circle line
- Hammersmith & City line
- Metropolitan line
- District line
- Central line
- Northern line
- Piccadilly line
- Bakerloo line
- Jubilee line
  
- London Overground
- DLR
- National Rail / Thameslink









The Sans straddles neighbourhoods and architectural landscapes, calling the historic St John's Square home. The Sans sits flush with St John's Gate, an original entrance to The City of London, creating a playful architectural contrast highlighting the simple splendour of British modernism and historical significance of London's past.

St John's Gate, taken from St John's Square



Built in 1504 as an entrance to Clerkenwell Priory, the English headquarters of the Knights of the Order of St John, St John's Gate is one of the few remains from Clerkenwell's monastic past.

After the order was dissolved, the building has been the printing-house for Edward Cave's *The Gentleman's Magazine*, childhood home of the painter William Hogarth, and more recently voted as an iconic landmark to represent Islington for the London Olympics 2012.





The Sans

Contemporary Modernism



The Sans is a fine example of Modernist office architecture, purpose-built between 1960-62. Architects Buckley Gray Yeoman have taken a sensitive approach to adapting and restoring the original architecture whilst retaining the spirit of its modernist past. The result? Workspaces with democracy, accessibility and sustainability at heart.













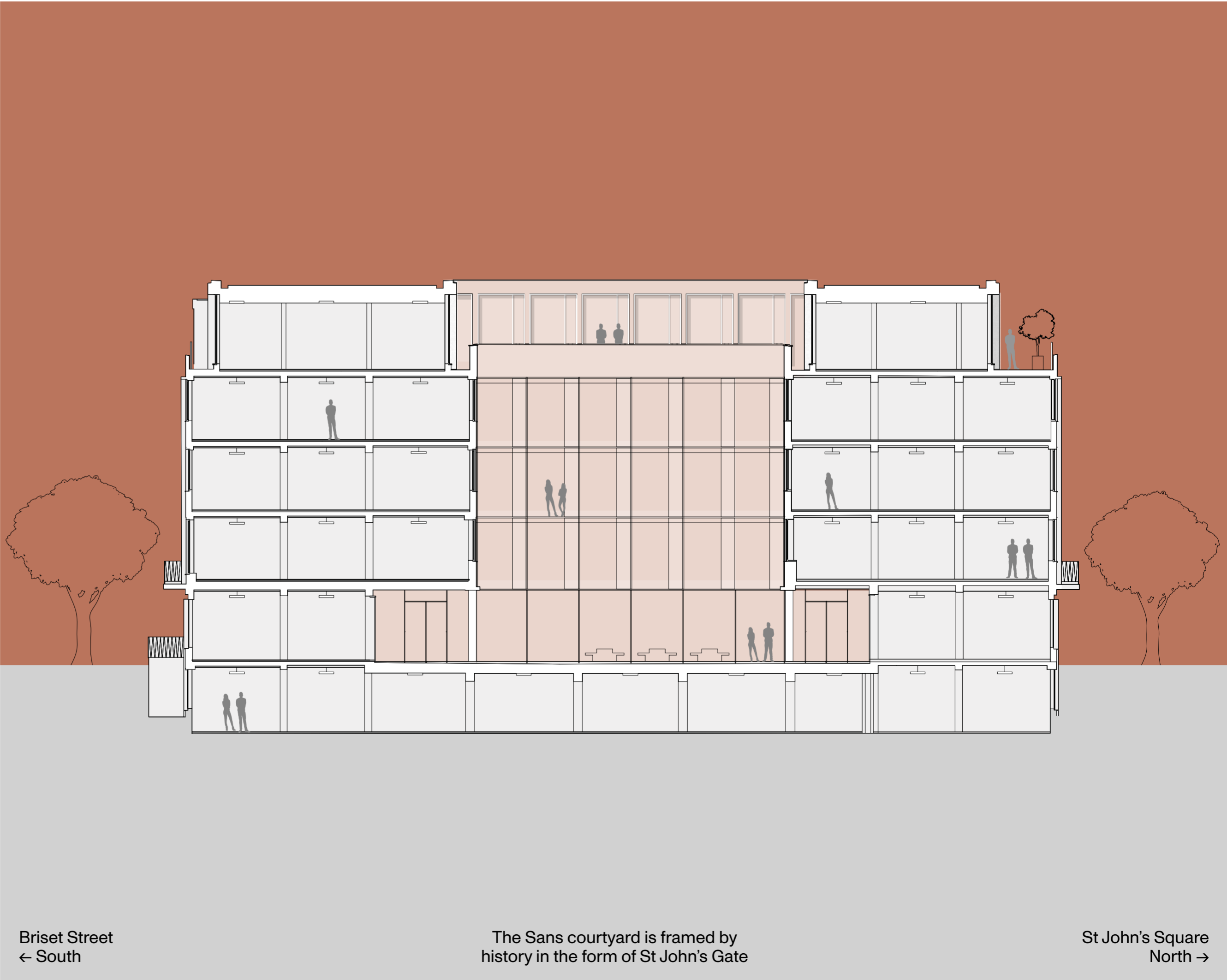








|                               |  |
|-------------------------------|--|
|                               | <b>4TH FLOOR — Leased</b>                                |
|                               | 5,152 ft <sup>2</sup> / 479 m <sup>2</sup>               |
| <i>Private roof terrace</i>   | 1,460 ft <sup>2</sup> / 136 m <sup>2</sup>               |
|                               | <b>3RD FLOOR</b>   |
| <i>Open Plan</i>              | 4,066 ft <sup>2</sup> / 378 m <sup>2</sup> — Leased      |
| <i>Fitted &amp; Furnished</i> | 2,701 ft <sup>2</sup> / 251 m <sup>2</sup>               |
|                               | <b>2ND FLOOR</b>   |
| <i>Open Plan</i>              | 7,296 ft <sup>2</sup> / 678 m <sup>2</sup> — Under Offer |
|                               | <b>1ST FLOOR — Leased</b>                                |
|                               | 7,191 ft <sup>2</sup> / 668 m <sup>2</sup>               |
|                               | <b>G FLOOR — Leased</b>                                  |
| <i>St John's Square</i>       | 1,340 ft <sup>2</sup> / 124 m <sup>2</sup>               |
| <i>Briset Street</i>          | 3,129 ft <sup>2</sup> / 291 m <sup>2</sup>               |
| <i>Reception</i>              | 999 ft <sup>2</sup> / 93 m <sup>2</sup>                  |
|                               | <b>LG FLOOR — Leased</b>                                 |
|                               | 5,944 ft <sup>2</sup> / 552 m <sup>2</sup>               |
|                               | <b>AVAILABLE</b>   |
|                               | 2,701 ft <sup>2</sup> / 251 m <sup>2</sup>               |



These are indicative floor areas.



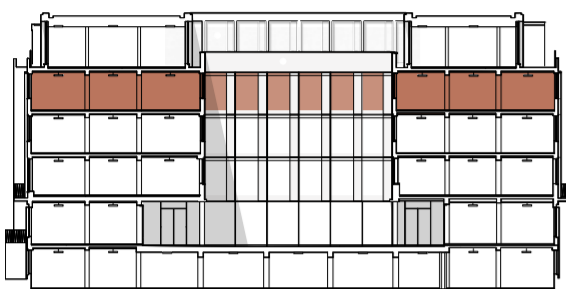








These are indicative floor areas.



- Occupancy  
1:11
- Work Stations  
23
- High table hot-desking  
1 x 6 people
- Meeting Rooms  
1 x 10 people  
1 x 4 people
- Phone Booths  
2
- Teapoint Breakout  
1
- Soft Seating Area  
1
- Comms Area  
1
- Print Area  
1







Contemporary furnishings and sleek finishes add a touch of modern elegance to the space

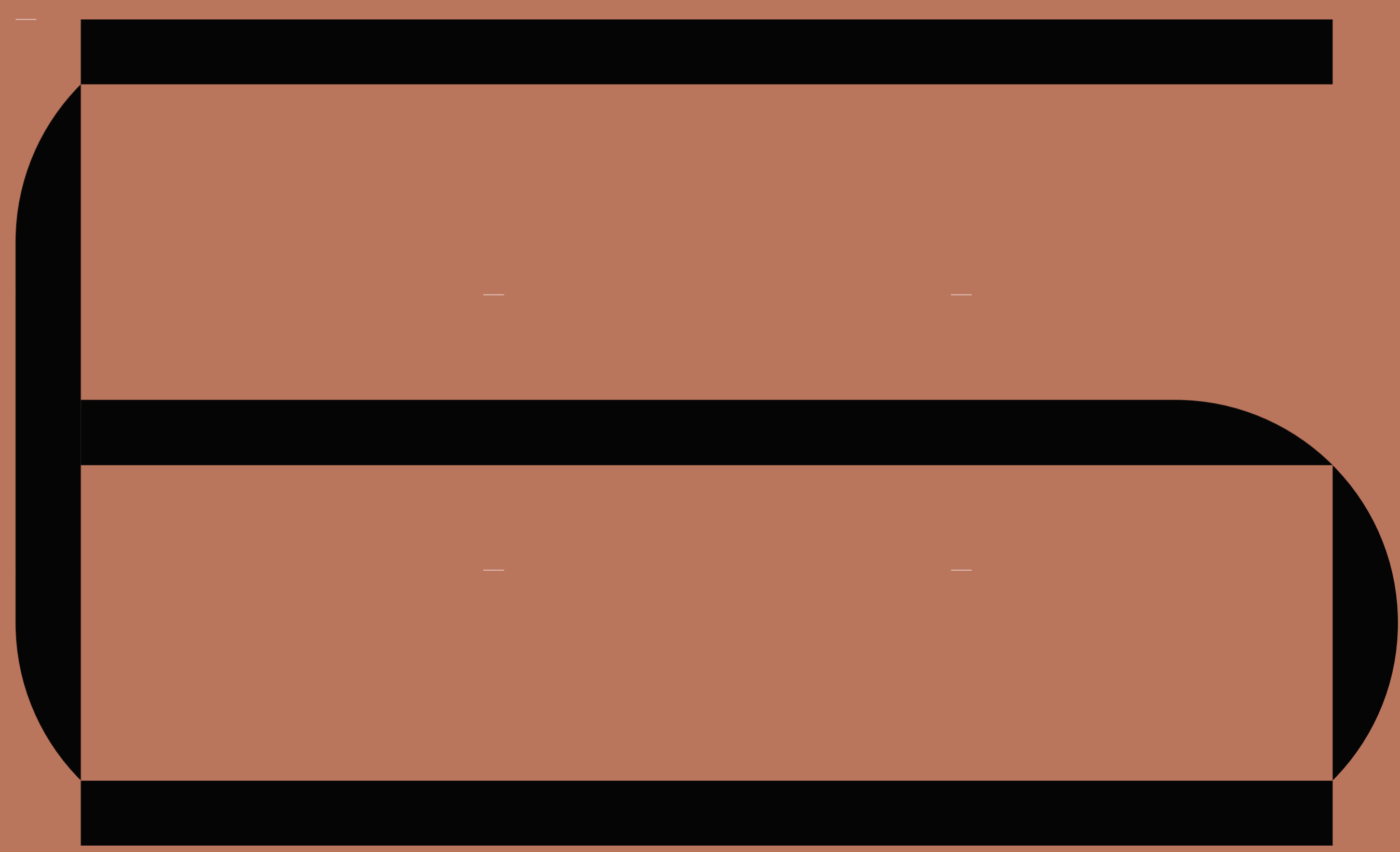














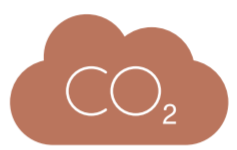
The Sans refurbishment seeks to minimise environmental impact while creating a better environment, speaking to the philosophy behind the building’s modernist origins. The Sans is currently on track to achieve BREEAM ‘Excellent’ for the design stage assessment through:



**TRANSPORT**  
The incorporation of cycle spaces for building users alongside facilities such as showers and lockers.



**WATER**  
The reduction of potable water consumption and minimising water loss by installing leak detection systems.



**POLLUTION**  
Ensuring that systems using refrigerants comply with regulations limiting carbon emissions. External lighting and noise levels will also comply with light pollution and noise regulations, respectively.



**WASTE**  
Benchmarks have been set to minimise waste from construction, and a waste management plan aims to reduce, reuse and recycle waste.



**LAND USE**  
Biodiverse green roof and terrace planters incorporated into the final building.



**MATERIALS**  
Commitments to sustainable sourcing of timber products and accountability for other materials used in the construction process, such as concrete and insulation materials.



**MANAGEMENT**  
Measuring against the setting of clear sustainability targets, a commitment to using legally harvested and traded timber, and the appointment of a Sustainability Champion for the project.

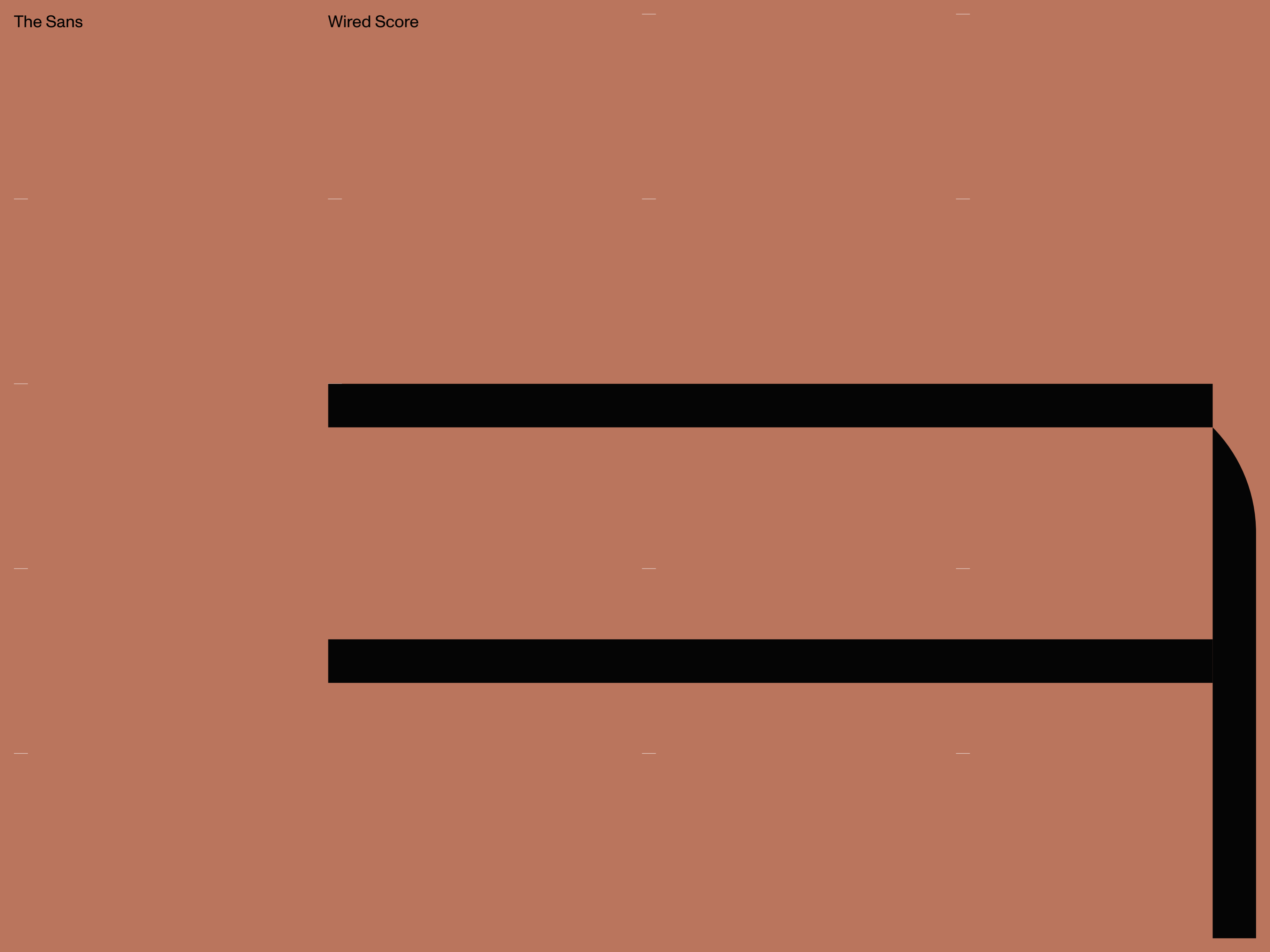


**HEALTH & WELL-BEING**  
A commitment to providing an Indoor Air Quality plan, thermal comfort strategy, and acoustic performance standard, to optimise the wellbeing of occupants.



**ENERGY**  
Incorporating passive and low energy design measures, such as low energy LED lighting and high-performance glazing, alongside air source heat pumps.



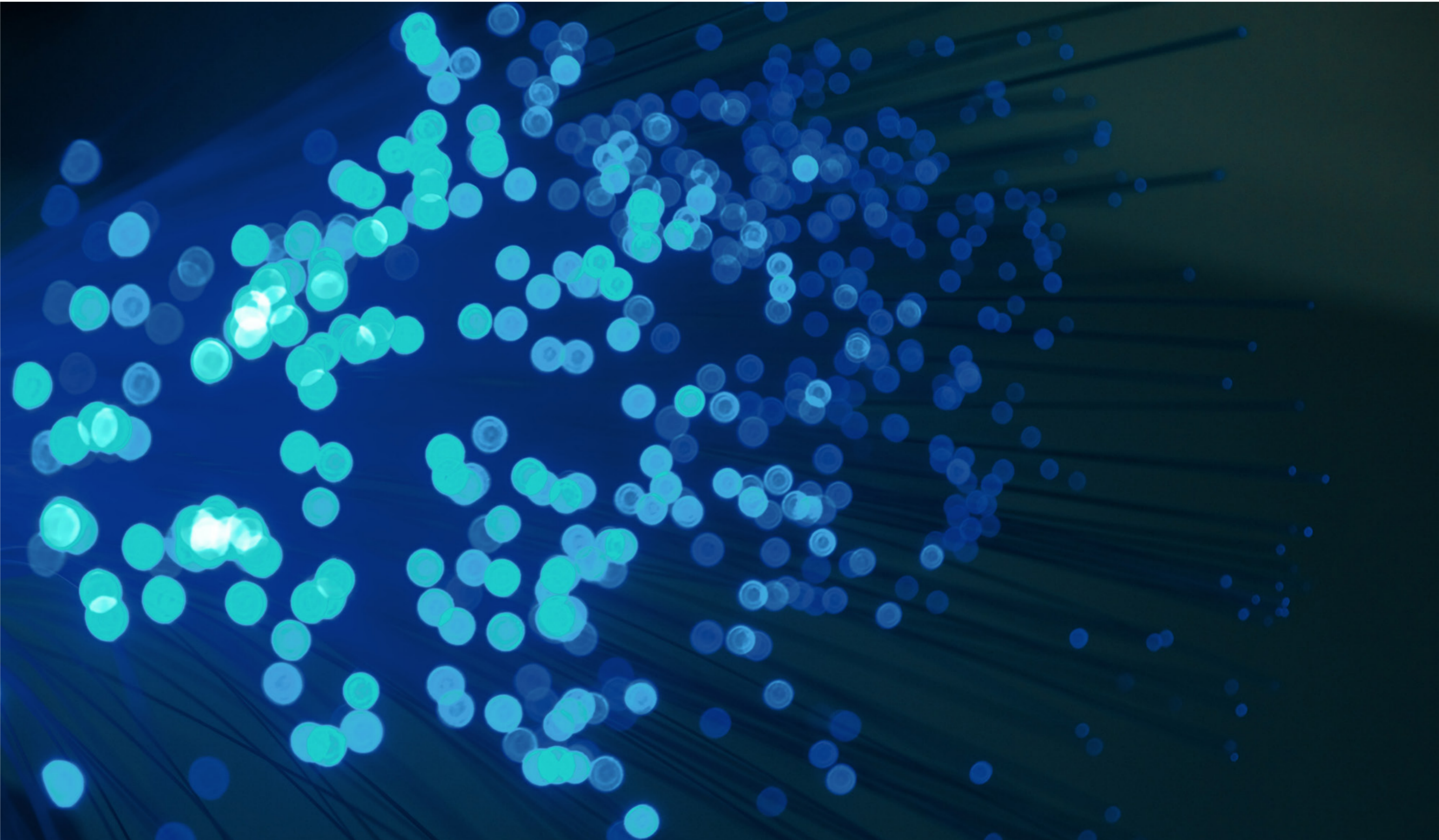


The Sans

Wired Score



The Sans utilises the latest technology to ensure connectivity and data capabilities are fit for the future, attaining a WiredScore of Gold in the process.



1

Diverse points of entry on different sides of the building, and diverse risers ensure tenants can establish more resilient connections further enhanced by providing the option of physically separated wired connectivity services.

2

There are three fibre providers in the area that can service the building; Openreach, TalkTalk Business, and Zen. With a further two in the vicinity; Virgin Media, and Vodafone.

3

Telco spaces are dedicated, secure and climate controlled to ensure minimised risk of damage to critical equipment which ensures improved data security and connectivity resilience.







# The Sans uses the finest finishes to create the optimum workspace of the future.

## Outline Changes

- Two new passenger lifts
- Two new platform lifts between ground and lower ground level
- Roof lights through courtyard entrance
- Refurbished courtyard providing new paving and seating areas
- Fourth floor terraces
- CAT A standard office areas
- Shower block at lower ground floor
- Bicycle store for 58 bicycles
- New services on all floors including air, heat and cooling (VRF air conditioning) and public health systems
- Building will be designed to achieve a BREEAM rating of 'very good'

## Typical Office Floor

- Unisex super-loo WCs
- Dedicated service risers for each potential sub-division
- Perimeter and ceiling mounted FCUs
- Dedicated on-floor air handling unit serving both potential sub-divisions as well as natural air flow via window vents
- New raised floor for service runs
- New lighting
- Two lifts opening directly onto the floor plate
- Two escape stairs to the north and south of the building

## Ceiling Heights

- Fourth Floor 3000mm
- Third Floor 2650mm (2500mm in centre)
- Second Floor 2650mm (2500mm in centre)
- First Floor 2650mm (2500mm in centre)
- Ground Floor 3000mm
- Lower Ground Floor 2740mm (2400mm in centre)

## Raised Access Floor (average)

- Fourth Floor 130 mm
- Third – First Floor 60mm
- Ground and Lower Ground Floor 80mm

## Floor Finishes

- 20mm allowance for future tenant fit out within office spaces

## Ceiling void

- 50 mm (between exposed down-stand beams)

## Lifts

- Two 11 person lifts both serving GF to 4th floor
- Two platform lifts connecting GF and LG

## Kitchen and Tea Point Areas

- Capped off services provision on each floor for future tenant fit-out

## Bicycle Storage

- Secure basement spaces for 58 bicycles



# The Sans uses the finest finishes to create the optimum workspace of the future.

## Reception Area

- Five showers and one accessible shower
- Polished stainless steel reception desk with diagonal pattern in folded pleats and terrazzo top
- Integrated tiled bench within feature wall
- Polished concrete floor with integrated terrazzo inlays
- Integrated mat well flush with floor
- Multi-tonal blue Pyrolave lava based tiled walls
- White painted plasterboard walls
- White tenant signage board to allow black metal tenant directory
- White painted plasterboard ceiling
- Recessed downlights and feature track mounted directional downlights

## Office Spaces

- High performance engineered wood flooring with magnetic fixing system onto raised floor for a continuous look, installed on 4th floor. RAF set down to allow future installation on other floors.
- Minimum height (c.50 mm) raised floor system with 30mm RAF tile to house containment
- Painted plasterboard perimeter walls
- Exposed concrete grit blasted columns with exposed aggregate finish
- Floor Mounted FCUs with bespoke stainless steel casings and embossed diagonal pattern
- Timber window cill with shadow gap detail
- Suspended plasterboard ceilings
- Soffit filled ceiling, plastered and painted white
- Exposed concrete grit blasted ceiling beams with exposed aggregate finish
- Lacquered finish, solid core doors with softwood frames
- Proprietary riser door system for frameless flush integration with surrounding plasterboard walls
- Stainless steel electrical fixtures including sockets, switches, push buttons, and refuge alarms

## Lighting

- Wings — 450 mm surface mounted circular light fitting
- Central area — surface mounted ring fitting 3000mm diameter
- Lift area — surface mounted spotlights

## WCs/showers

- Floor with matt concrete appearance tiles
- Projecting mirrored wall cabinets over the sink with concealed soap dispensers, hand dryers and lighting
- Globe light on ceiling and wall
- Lacquered finish, solid core doors with softwood frames
- Ceramic wall hung WC with concealed cistern
- Black metal accessories, sensor taps

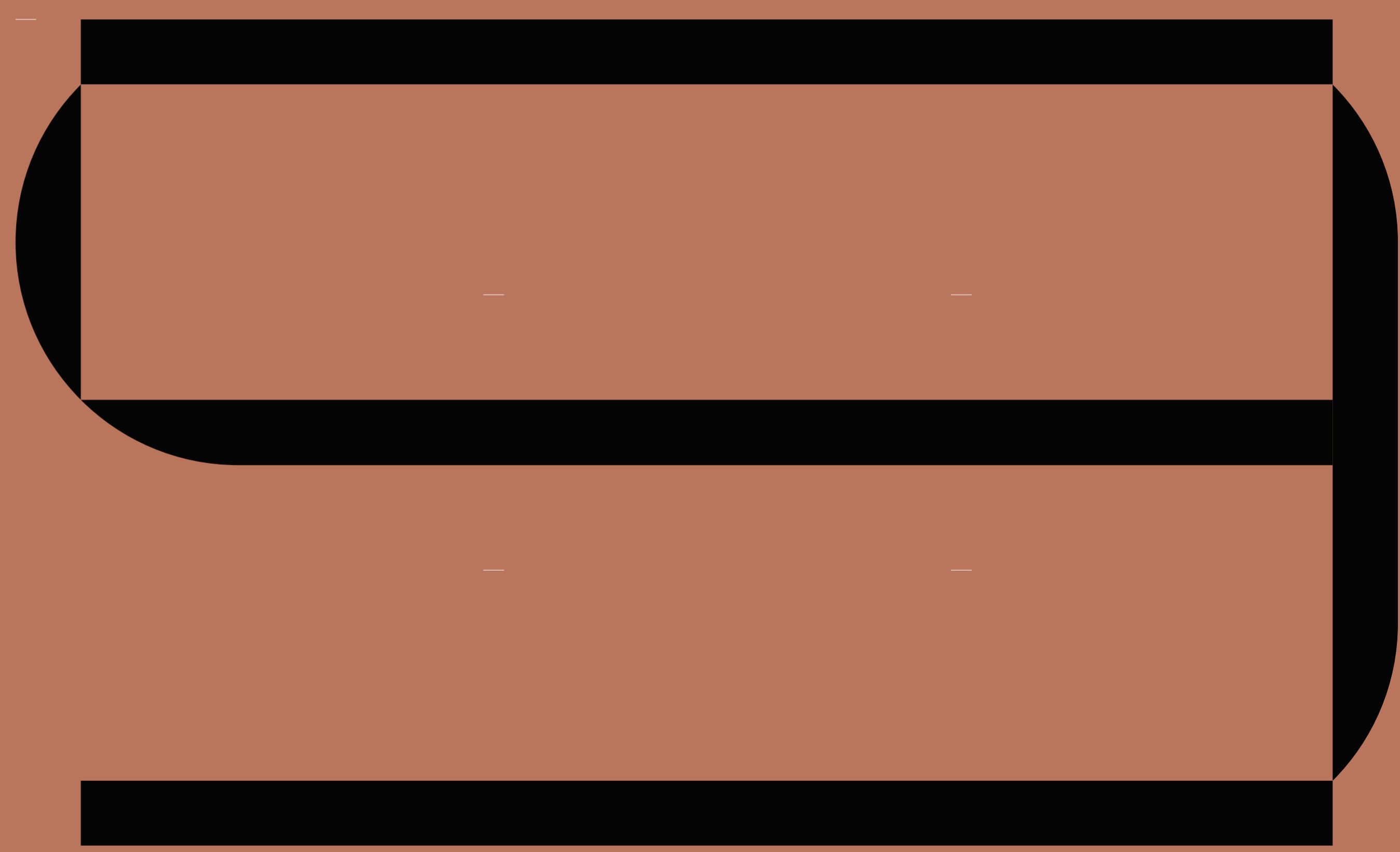
## Courtyard

- Re-paved courtyard with elongated cobble paving in Kilkenny limestone
- Three roof lights with integrated timber seating
- Soffit mounted lighting on the undercrofts
- Integrated lighting into roof light seating



The Sans

Our Team





The team behind the Sans is a rich mix of specialism united in one common focus, the creation of intelligent and sustainable spaces for the contemporary occupier, that support their workforces' evolving mental, physical and professional needs.



BUCKLEY GRAY YEOMAN  
*Architects*

Forward-thinking architecture practice Buckley Gray Yeoman deliver award-winning workspaces that are executed with a strong sense of responsibility to their clients and the environment, coupled with a belief that design must make people feel good. Buckley Gray Yeoman's work is sensitive, thorough and authentic, but also unapologetically joyful and surprising.



NUVEEN  
*Developer*

Nuveen invests in the growth of businesses, real estate, infrastructure, farmland and forests. With expertise across income and alternatives, Nuveen is one of the first in the industry to practice responsible investing, is continually expanding its capabilities while maintaining a legacy as a leading investment manager.





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**TERMS**  
Upon Application

**BUILDING WORKS TIMING**  
Practical Completion has now been achieved.

Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property.

CGIs are for illustrative purposes only; external finishes including tile colours, brick, stone, render and landscaping may vary from what is shown. All spaces will be completed to Cat A standard and be provided vacant of all fixtures and fittings.