



CHALLONER HOUSE

CLERKENWELL EC1



RESTORED AND REDESIGNED

Challoner House is a former Victorian warehouse that has been beautifully refurbished and designed by Akelius and HUT Architecture.

The project has retained and restored the original features of the building, while introducing sustainable interventions including a new biodiverse green roof and PV panels. Challoner House is targeting BREEAM Excellent.

The building can offer space from 2,772 sq ft up to 5,619 sq ft.



Exterior CGI





HIGHLIGHTS



Restored Victorian warehouse



Remodelled reception



Exposed brickwork



New communal showers and lockers



Secure bike parking



Views over St James' Church and Garden



Feature staircase



Characterful pitched roof on 3rd floor



Landlord can deliver CAT B
by separate negotiation



Challoner House was originally built in the late 1860's for Knight & Hawkes, type founders when Clerkenwell was buzzing with printing and engraving industries.

The building was named after Sir Thomas Challoner, a courtier and gentleman of the Privy Chamber, and was one of the favourites of James I and appointed governor to the King's heir, Prince Henry.



2nd floor CAT A CGI



2nd floor CAT A CGI



AVAILABILITY

FLOOR	SQ FT	SQ M	FINISH
3RD	2,777	258	CAT A
2ND	2,842	264	CAT A
TOTAL	5,619	522	

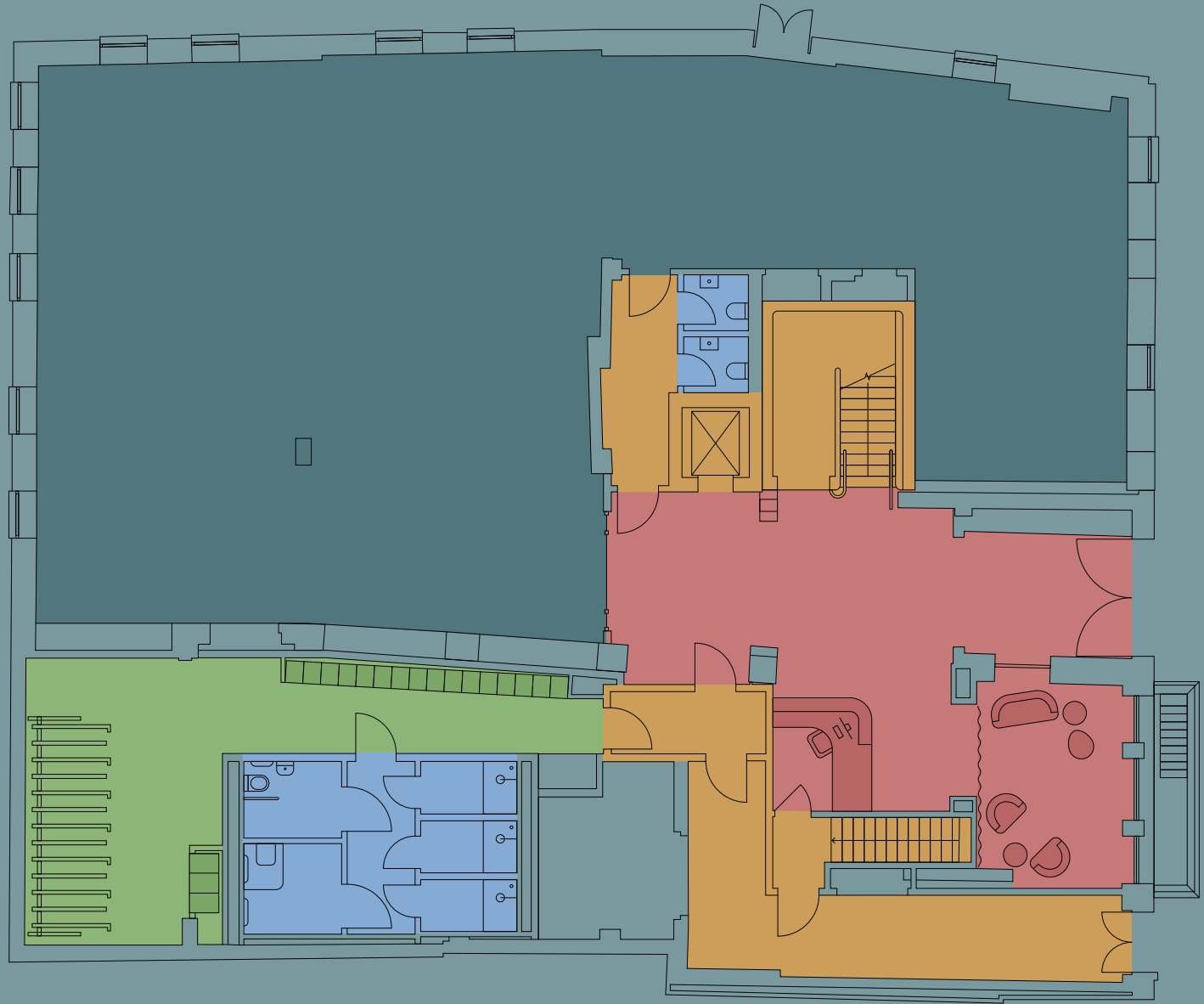


3rd floor workspace CGI



GROUND FLOOR

- Office space occupied by landlord
- Cycle store & lockers
- Reception
- Lifts, stairs & corridors
- Showers & WCs

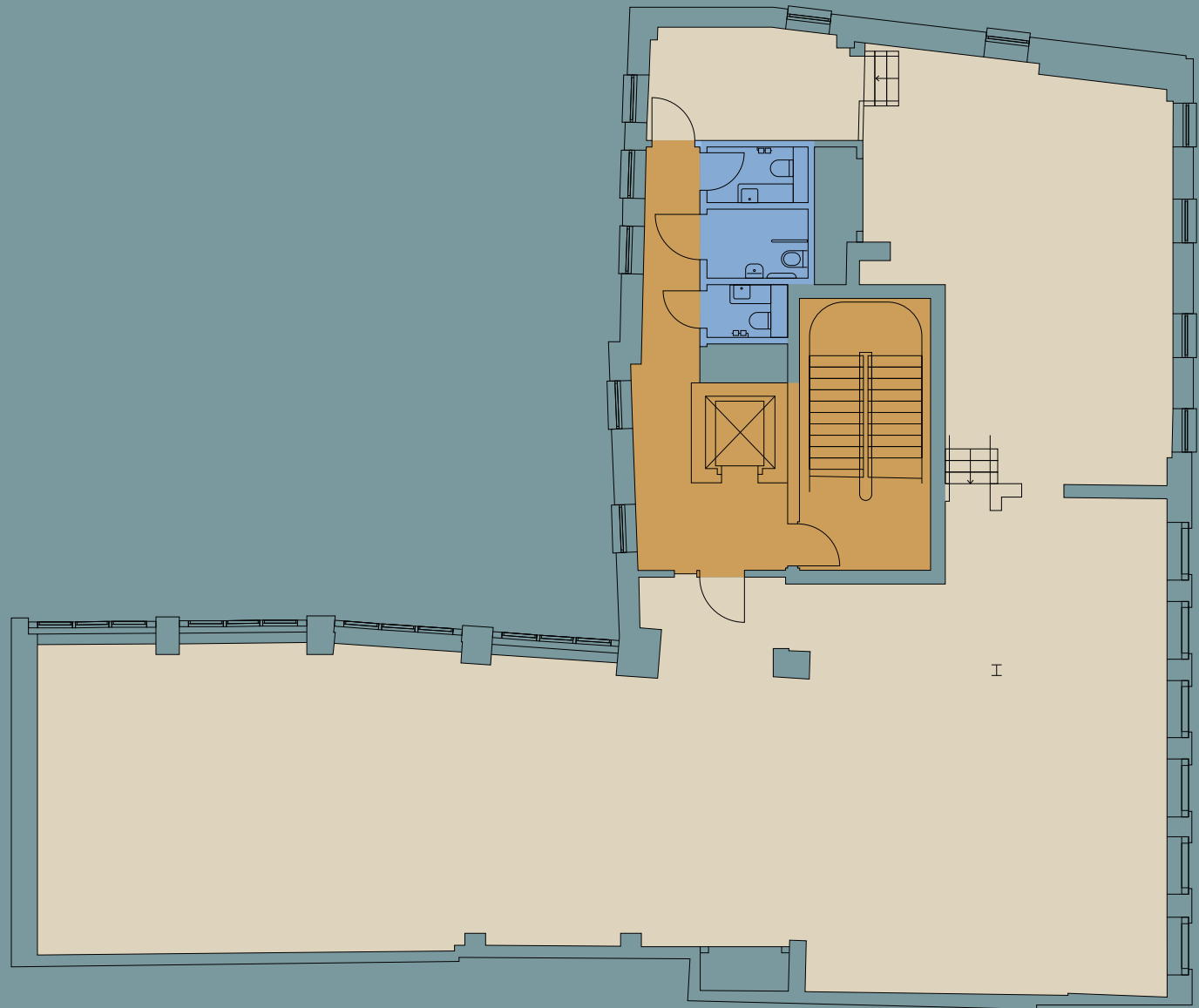


CLERKENWELL CLOSE






SECOND FLOOR

2,842 SQ FT / 264 SQ M



CLERKENWELL CLOSE

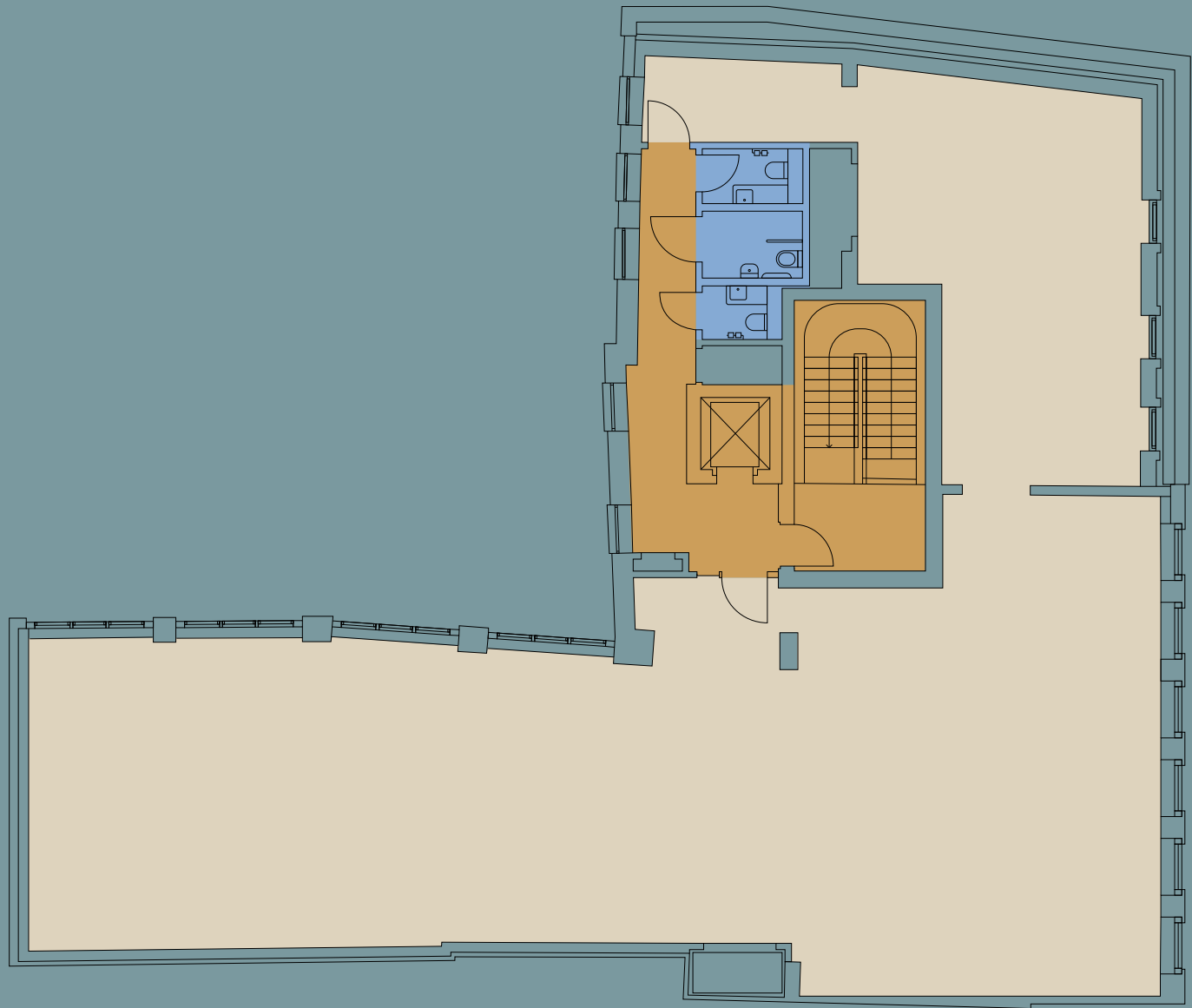
-  Available office space
-  Lifts, stairs & corridors
-  WCs








THIRD FLOOR

2,777 SQ FT / 258 SQ M



CLERKENWELL CLOSE

-  Available office space
-  Lifts, stairs & corridors
-  WCs



CHALLONER HOUSE

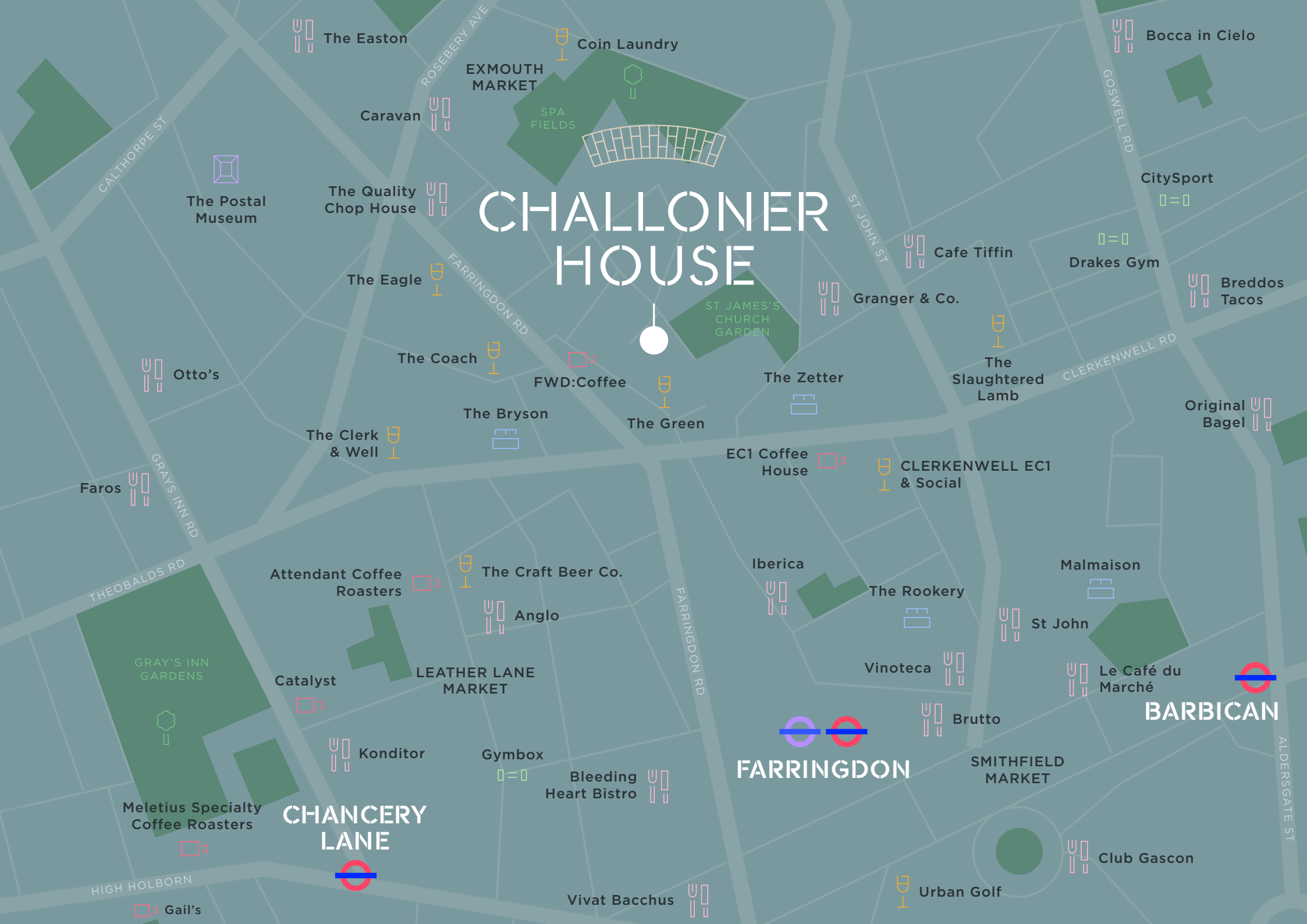


DESIGN DISTRICT

The building benefits from a wealth of local amenities and excellent travel connections. Amongst the cafés, restaurants and food markets, the property's location also offers multiple green spaces with St James's Church Garden a two-minute walk away. Farringdon Station is a 5-minute walk away offering Underground, Elizabeth Line and National Rail services.



CHALLONER HOUSE



The Easton

Coin Laundry

Bocca in Cielo

EXMOUTH MARKET

SPA FIELDS

Caravan

CitySport

The Postal Museum

The Quality Chop House

CHALLONER HOUSE

Drakes Gym

The Eagle

Cafe Tiffin

Breddos Tacos

Otto's

The Coach

FWD: Coffee

Granger & Co.

The Slaughtered Lamb

Original Bagel

The Clerk & Well

The Bryson

The Green

The Zetter

EC1 Coffee House

CLERKENWELL EC1 & Social

Faros

Attendant Coffee Roasters

The Craft Beer Co.

Iberica

The Rookery

Malmaison

THEOBALDS RD

GRAY'S INN GARDENS

Anglo

FARRINGDON RD

Iberica

Vinoteca

St John

Catalyst

LEATHER LANE MARKET

Brutto

Le Café du Marché

BARBICAN

Konditor

Gymbox

FARRINGDON

SMITHFIELD MARKET

Meletius Specialty Coffee Roasters

CHANCERY LANE

Bleeding Heart Bistro

Urban Golf

Club Gascon

HIGH HOLBORN

Gail's

Vivat Bacchus

ALDERSGATE ST



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