



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



Reception



Reception lobby



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



3rd floor double height ceiling



3rd floor CAT A



Bike storage



2nd floor CAT A



AVAILABILITY

FLOOR	SQ FT	SQ M	FINISH
3RD	2,777	258	CAT A
2ND	UNDER OFFER		
TOTAL	2,777	258	

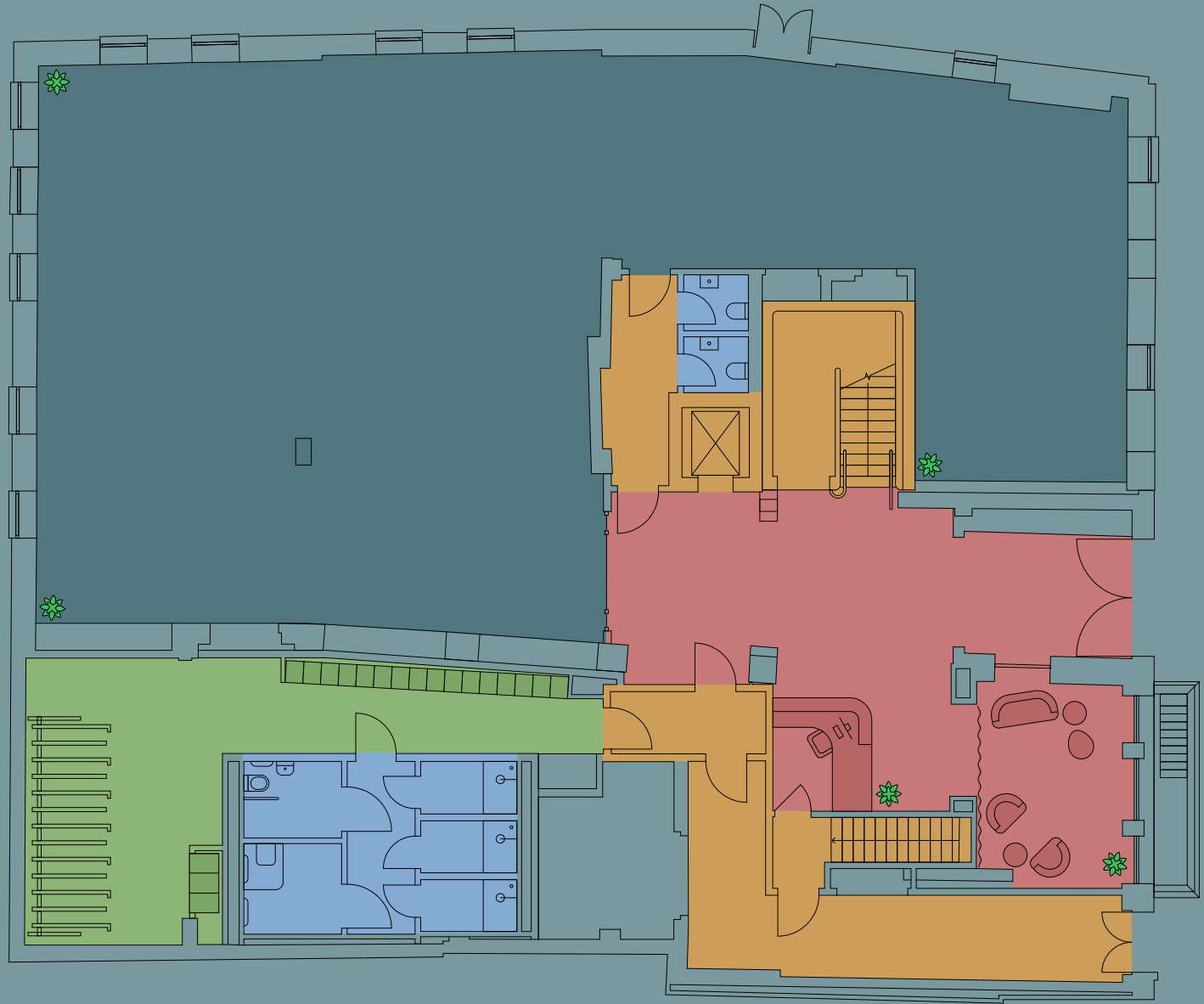


3rd floor CAT A



GROUND FLOOR

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

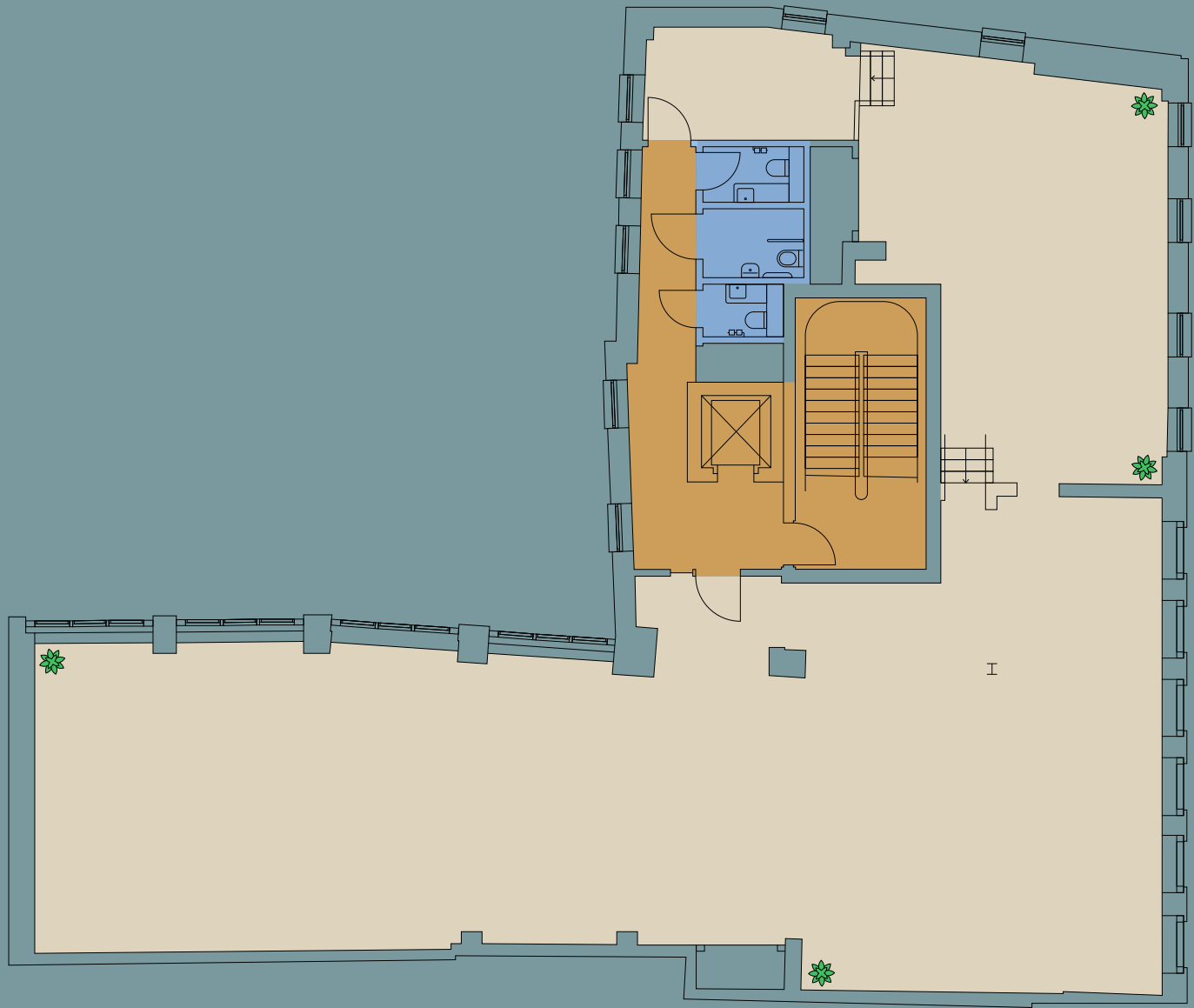


CLERKENWELL CLOSE






SECOND FLOOR

2,842 SQ FT / 264 SQ M



CLERKENWELL CLOSE

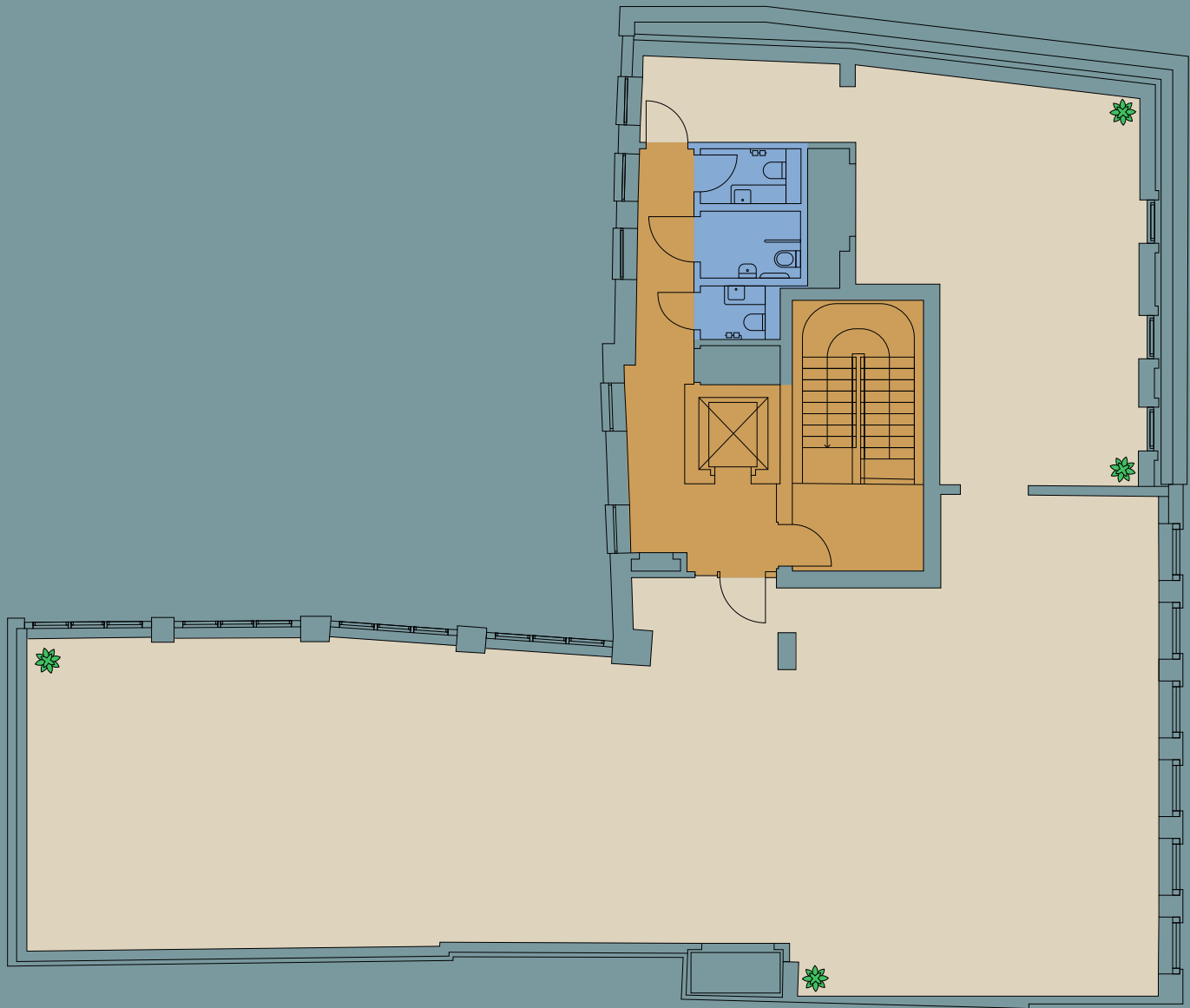
-  Available office space
-  Lifts, stairs & corridors
-  WCs





THIRD FLOOR

2,777 SQ FT / 258 SQ M



CLERKENWELL CLOSE

Available office space

Lifts, stairs & corridors

WCs





THIRD FLOOR

2,777 SQ FT / 258 SQ M

SPACE OCCUPANCY

Workstations	28
Meeting rooms	2
Reception	1
Breakout areas	3
Teapoint	1
Store	1

- Available office space
- Lifts, stairs & corridors
- WCs
- Meeting rooms
- Teapoint



CLERKENWELL CLOSE



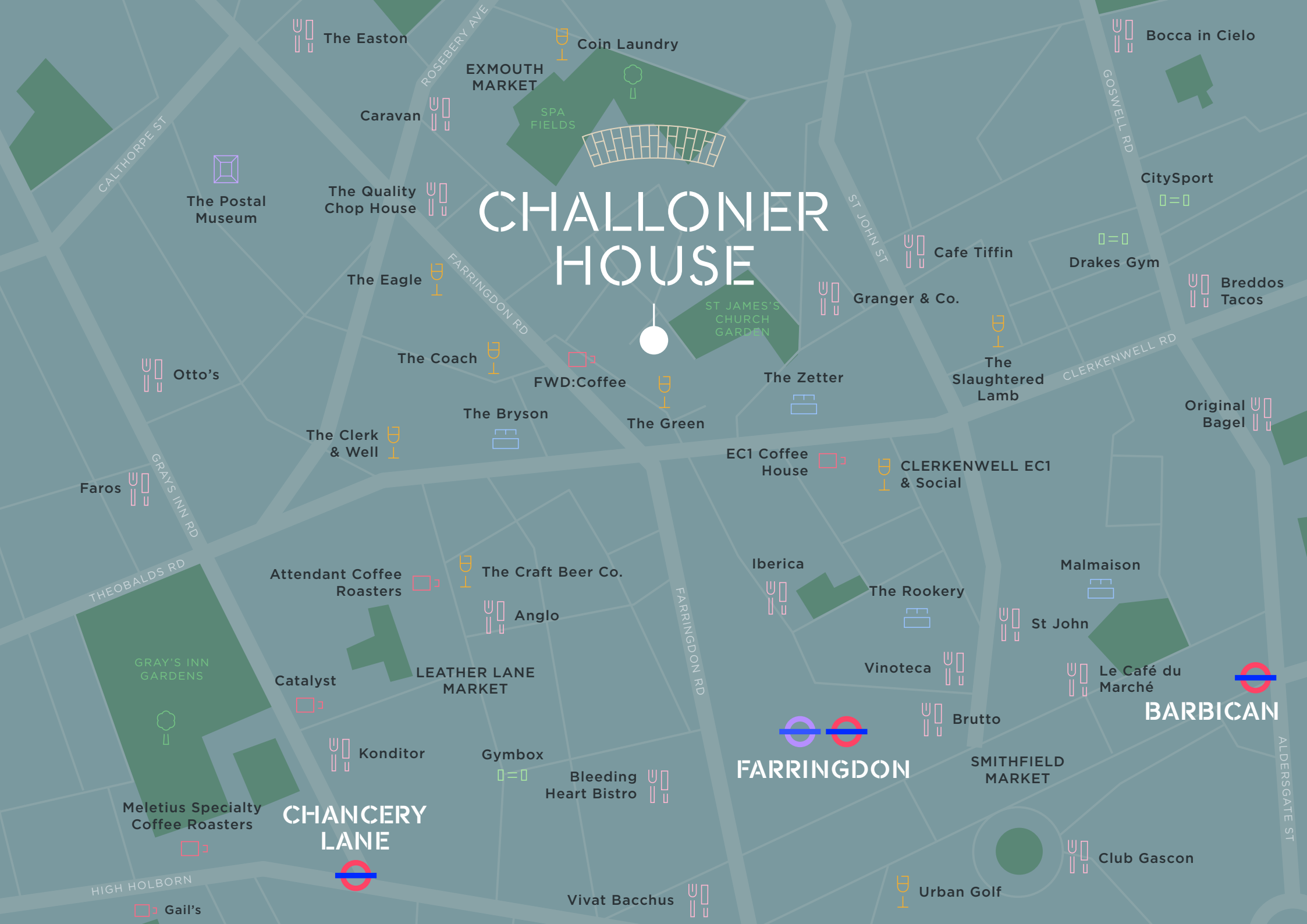


DESIGN DISTRICT

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

Anglo

LEATHER LANE MARKET

Iberica

Vinoteca

St John

Le Café du Marché

Catalyst

Konditor

Gymbox

Bleeding Heart Bistro

FARRINGDON

SMITHFIELD MARKET

BARBICAN

CHANCERY LANE

Meletius Specialty Coffee Roasters

Club Gascon

Urban Golf

Vivat Bacchus

Gail's

HIGH HOLBORN

CALTHORPE ST

ROSEBERY AVE

FARRINGDON RD

ST JOHN ST

GOSNELL RD

GRAYS INN RD

THEOBALDS RD

FARRINGDON RD

ALDRSGATE ST



CONTACT



Tom Nicoll
tom.nicoll@allsop.co.uk
07734 680 412

Amy Elias
amy.elias@allsop.co.uk
07721 979 248

Shaun Simons
ss@compton.london
07788 423 131

Emma Higgins
eh@compton.london
07769 605 295

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, CGIs are an illustrated impression and not the accurate description of any features nor furnishings, but any intending purchasers or occupiers 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. September 2024.

Design and production: www.stuartchapmandesign.co.uk 020 3983 1665