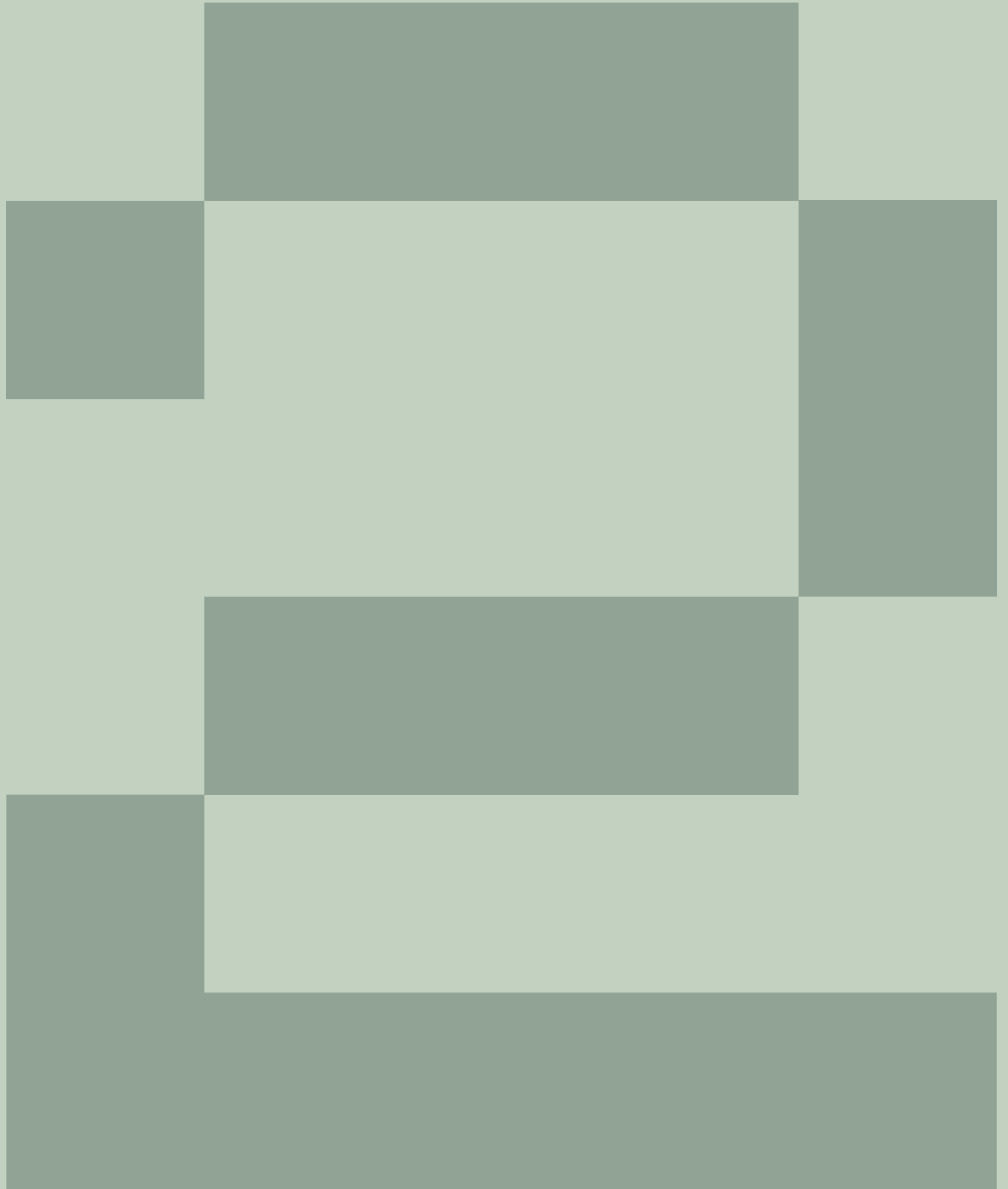


# Pear Tree Court EC1

Self-contained 14,172 Sq Ft  
HQ building

[2peartreecourt.com](http://2peartreecourt.com)
















Original warehouse with beautiful heritage elements, combined with modern functional twists... inspired by the past, made for the future.

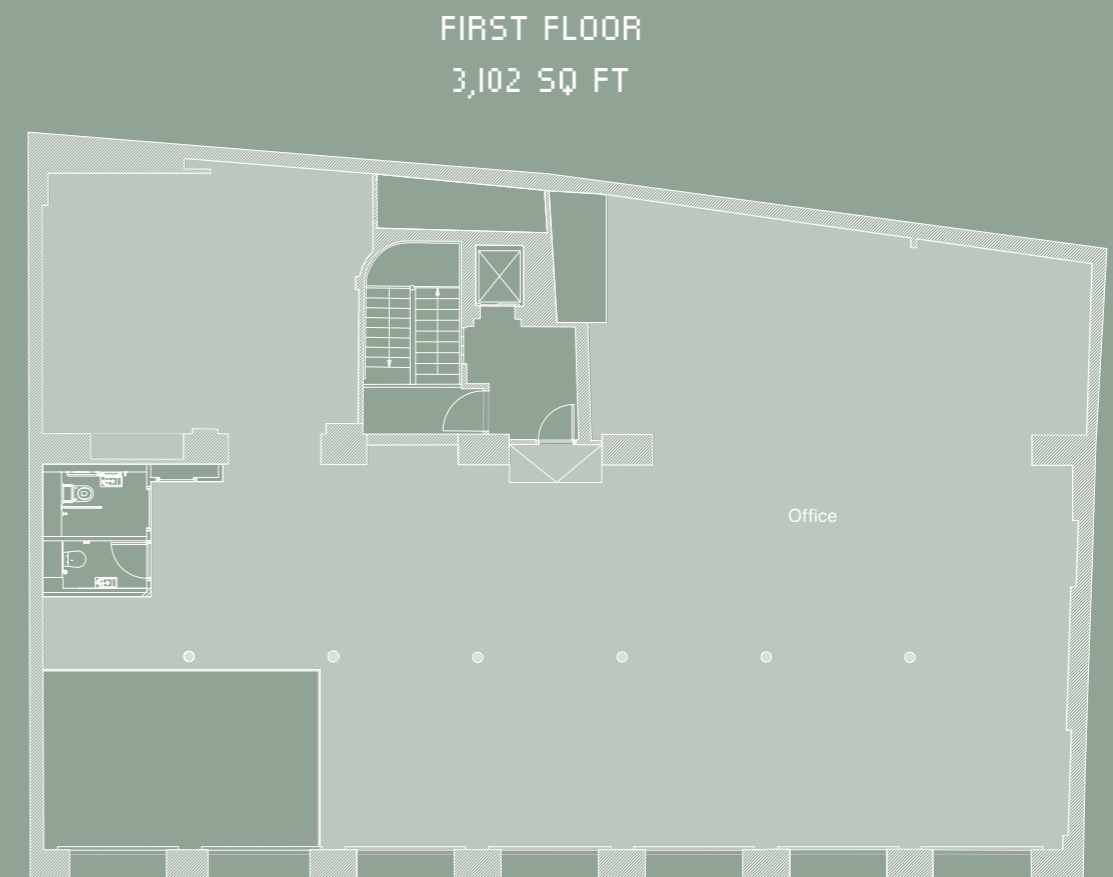
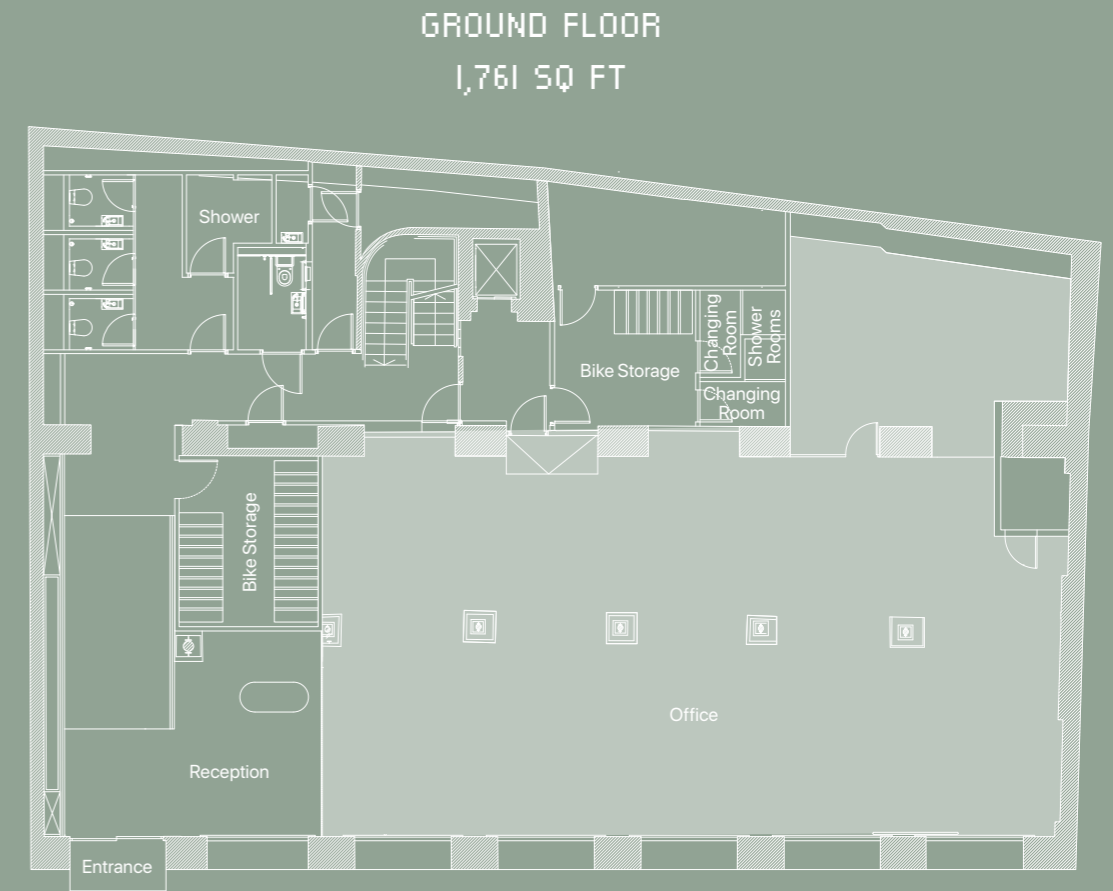
# Original



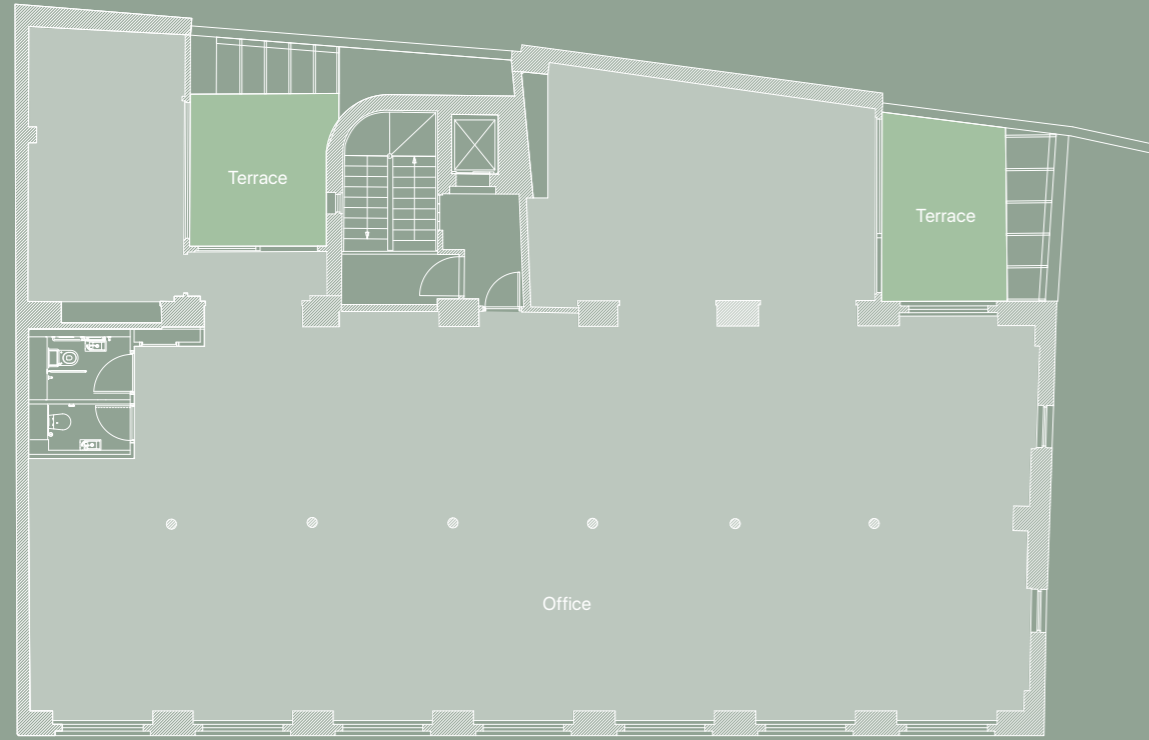
 Flexible floorplates flooded with natural light	 Exposed ceiling with Linear LED lighting	 Terraces on 2nd floor	 Double Height Reception
 Fully accessible raised floors	 Exposed VRF air conditioning	 Floor-to-ceiling heights of 2.9m on typical floors	 29 bike racks and lockers
 BREEAM – Very Good	 3 x showers	 Original sash windows	 1 x passenger lift

Six floors of one of a kind self-contained workspace, accessed through a new architectural double height reception area.

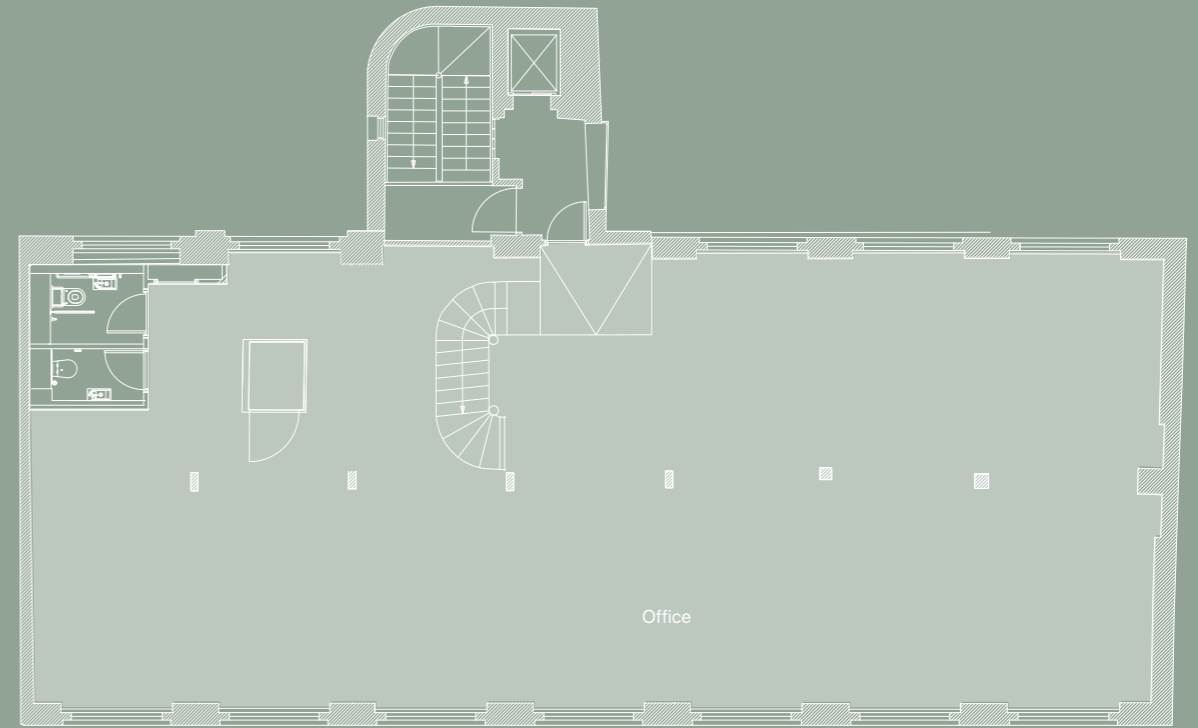
FLOOR	SQ FT	SQ M
FOURTH MEZZANINE	1,067	99.1
FOURTH	2,316	215.2
THIRD	2,338	217.2
SECOND	3,133	291.1
FIRST	3,102	288.2
GROUND	1,761	163.6
GROUND - RECEPTION	455	42.2
<b>TOTAL</b>	<b>14,172</b>	<b>1,316.6</b>



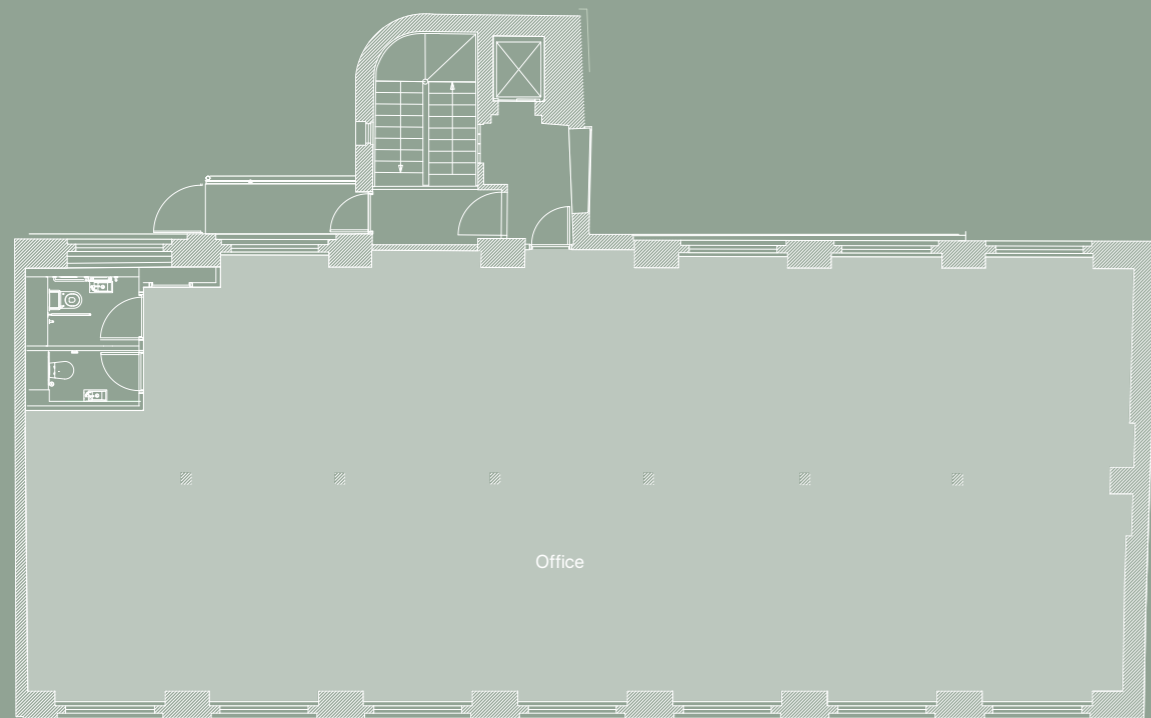
SECOND FLOOR  
3,133 SQ FT



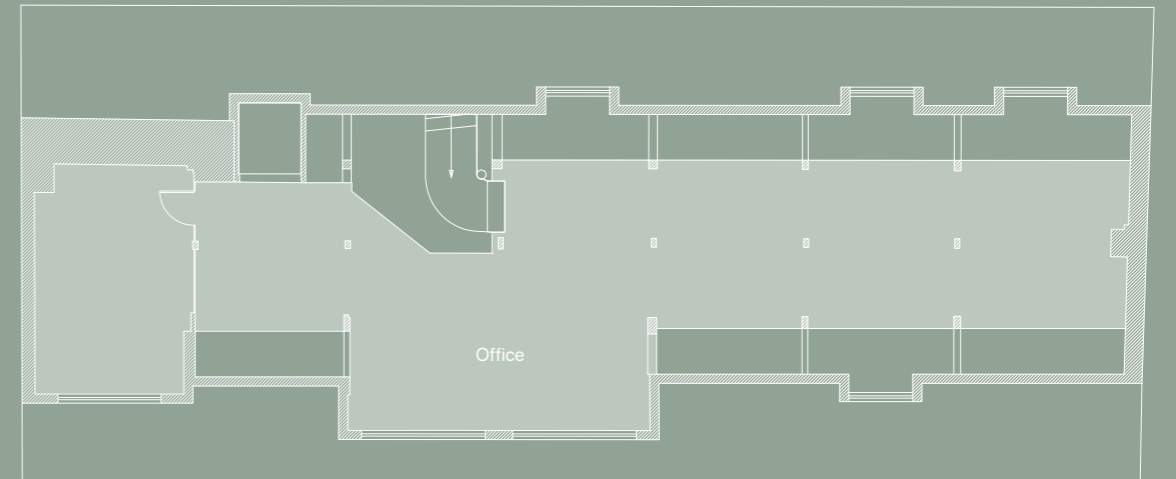
FOURTH FLOOR  
2,316 SQ FT



THIRD FLOOR  
2,338 SQ FT



FOURTH FLOOR MEZZANINE  
1,067 SQ FT





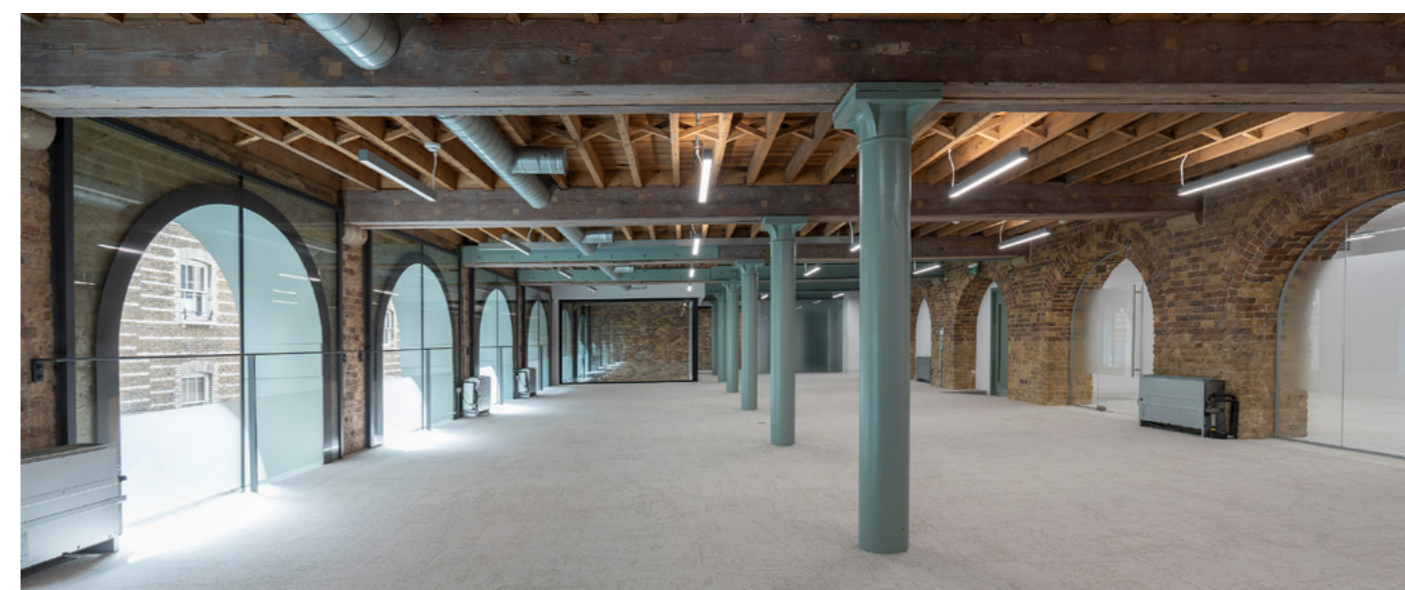


Your  
Space





# Way



# Your

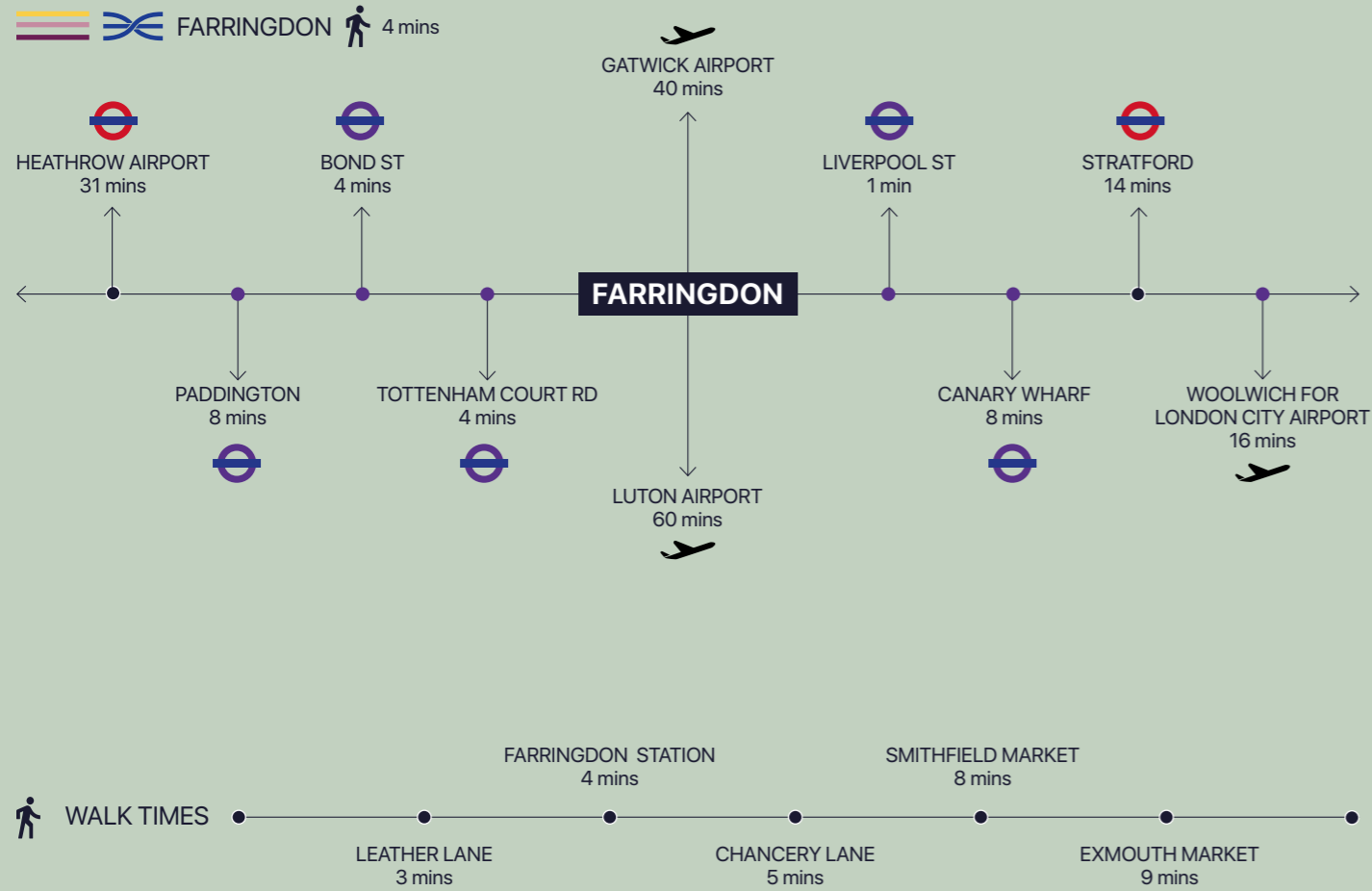




# Farringdon



# Crossrail Connection



- |                        |                         |                         |   |
|------------------------|-------------------------|-------------------------|---|
| 1. Exmouth Market      | 6. The Slaughtered Lamb | 11. Smithfield Market   | 16. The New Gymbox                        |
| 2. Leather Lane Market | 7. Granger & Co         | 12. St John             | 17. Exmouth Grind                         |
| 3. Clerkenwell Green   | 8. Café du Marche       | 13. Bounce              | 18. Department of Coffee & Social Affairs |
| 4. Dans Le Noir        | 9. Luca                 | 14. Club Gascon         | 19. The Fence                             |
| 5. The Eagle           | 10. Hix                 | 15. Bleeding Heart Yard | 20. Pure Gym                              |





# Diverse



1. The Crown Tavern



3. Coin Laundry



2. Exmouth Market



4. Farringdon Underground Station



5. Barbican



6. Cafe Kick



7. KIN



8. Quality Chop House



9. The Exmouth Arms

# Ammerinity





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