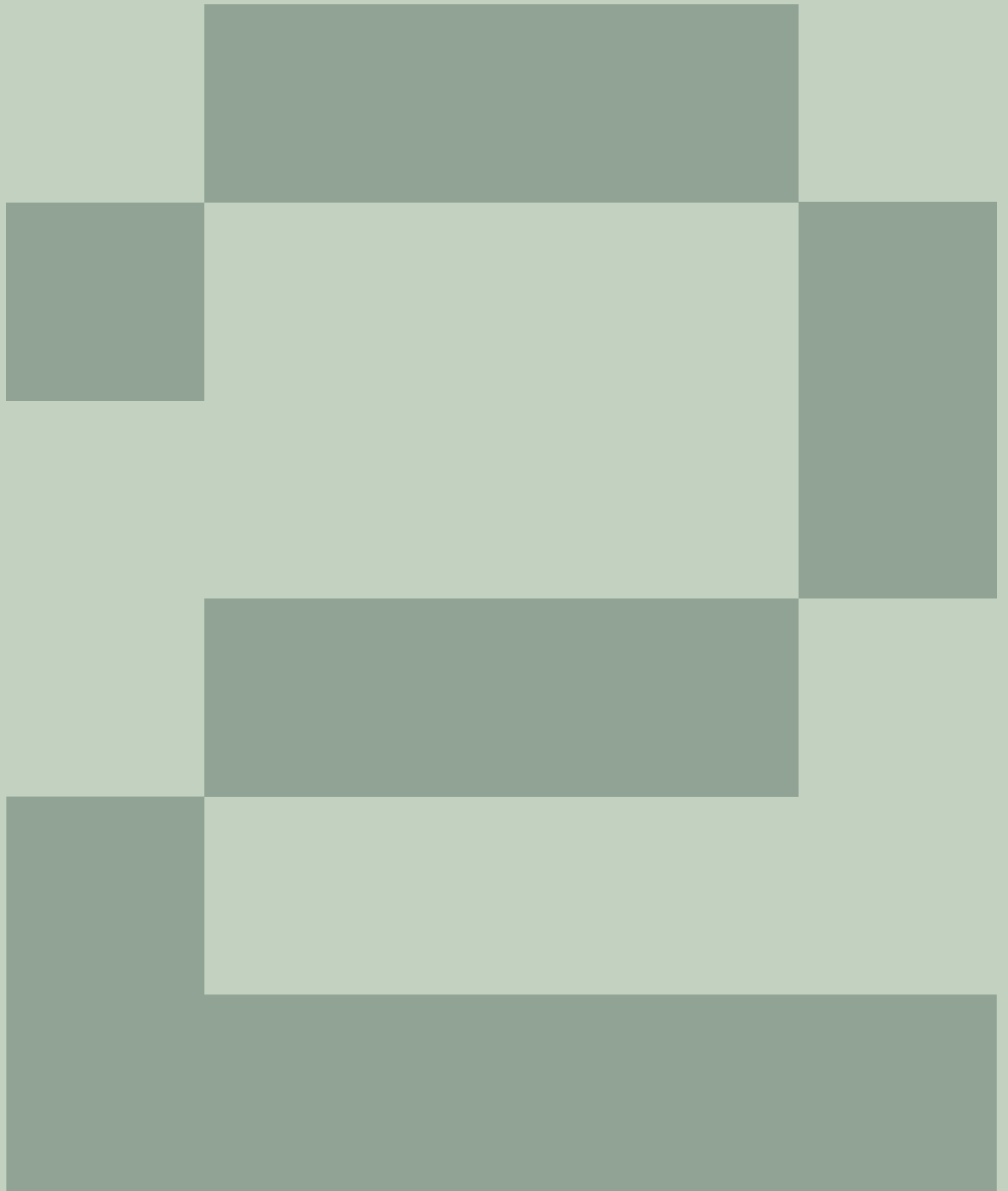


Pear Tree Court EC1

Fully fitted offices
from 1,761-10,584 sq ft

2peartreecourt.com





Ready
to work



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

Indicative CGI of the 4th floor



Flexible floorplates flooded with natural light



Exposed ceiling with Linear LED lighting



All floors fully fitted and furnished



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.

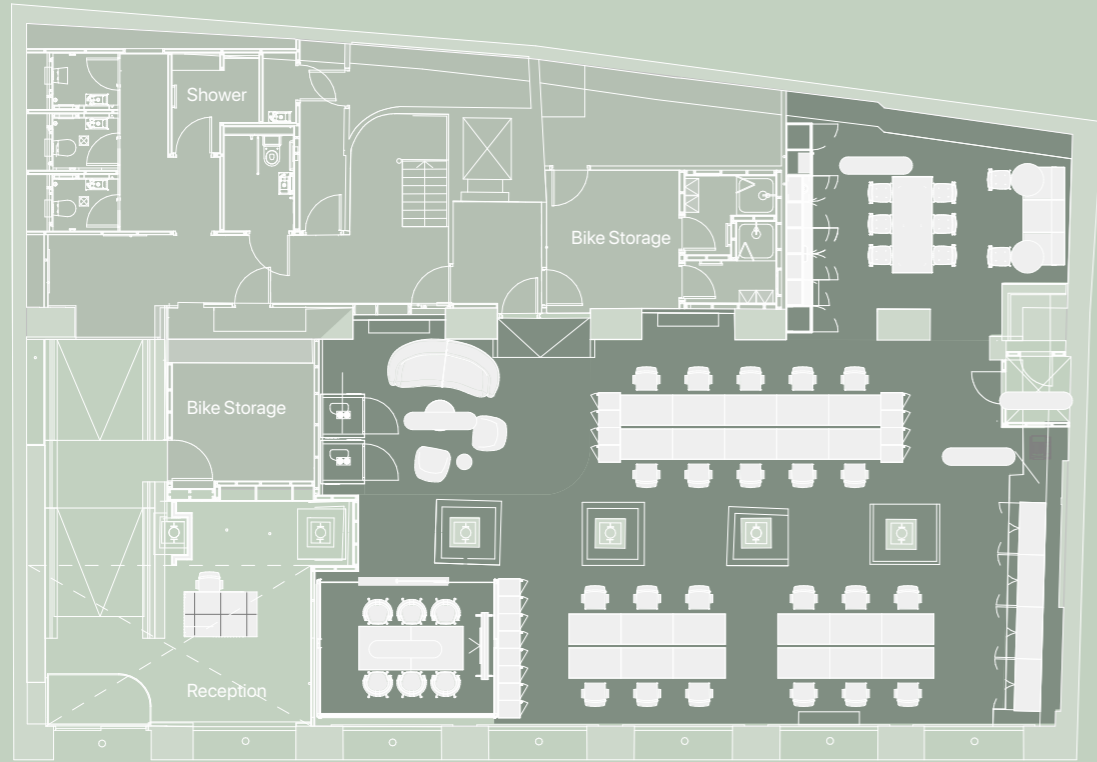
FLOOR	SQ FT	SQ M	AVAILABILITY
FOURTH MEZZANINE	1,067	99.1	AVAILABLE
FOURTH	2,316	215.2	AVAILABLE
THIRD	2,338	217.2	AVAILABLE
SECOND	3,133	291.1	LET
FIRST	3,102	288.2	AVAILABLE
GROUND	1,761	163.6	AVAILABLE
TOTAL	13,719	1,274.4	



GROUND FLOOR - 1,761 SQ FT

22 WORKSTATIONS 1 MEETING ROOM 1 TEA POINT

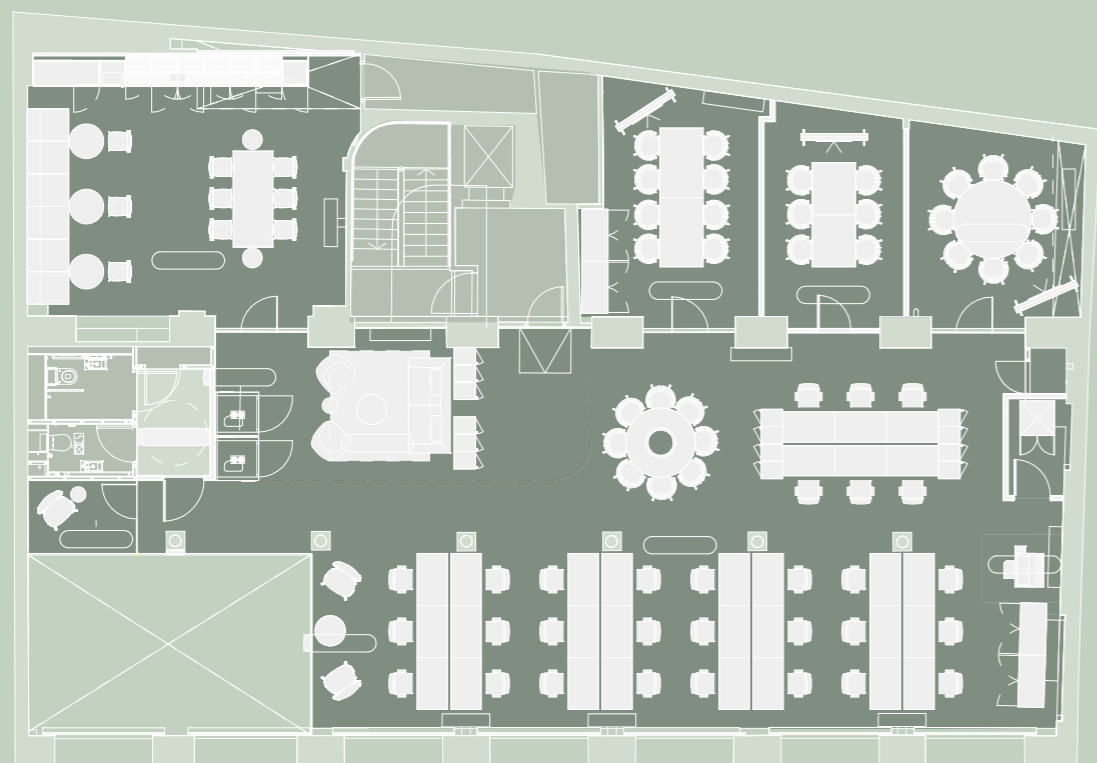
● LETTABLE AREA ○ COMMUNAL AREAS



FIRST FLOOR - 1,761 SQ FT

30 WORKSTATIONS 3 MEETING ROOMS 1 TEA POINT

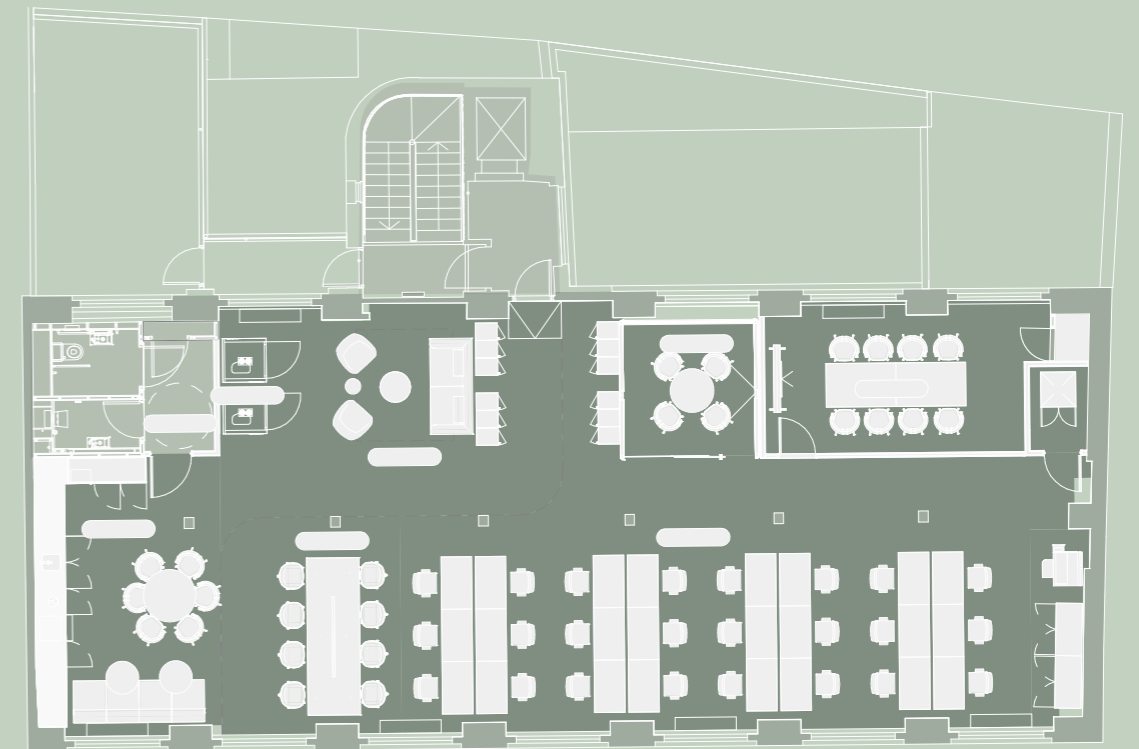
● LETTABLE AREA ○ COMMUNAL AREAS



THIRD FLOOR - 2,338 SQ FT

24 WORKSTATIONS 2 MEETING ROOMS 1 TEA POINT

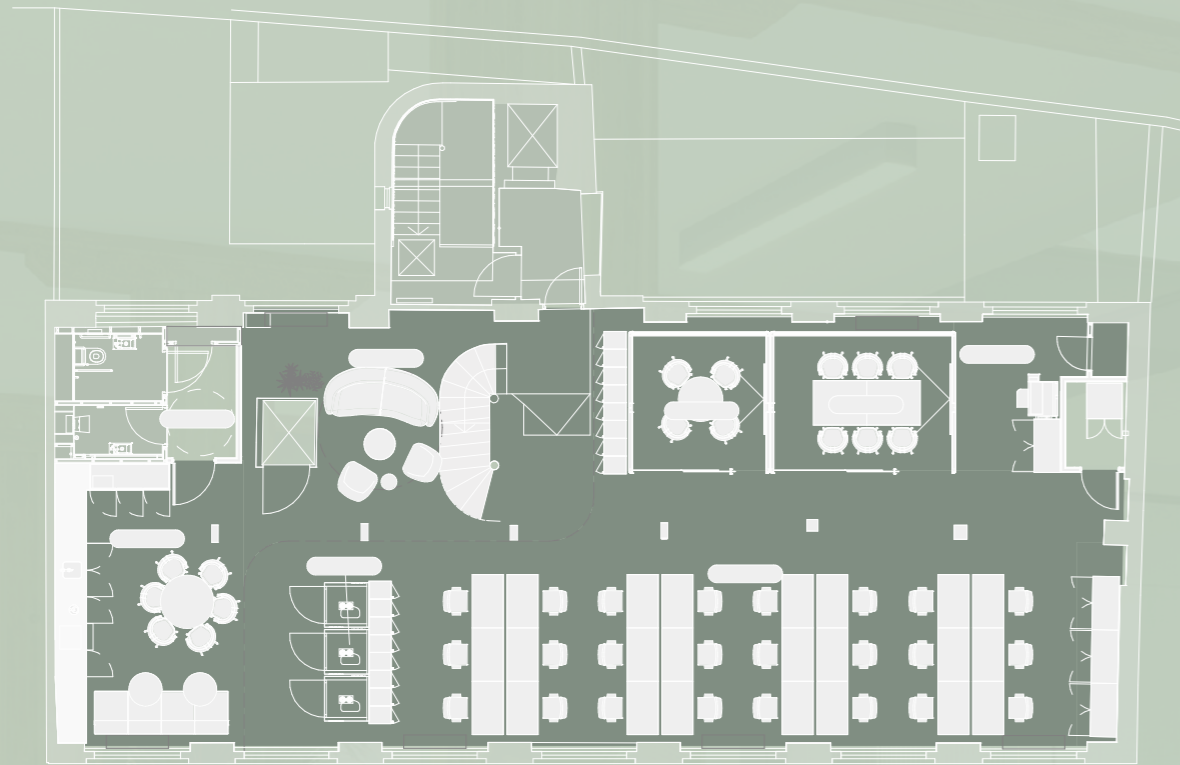
● LETTABLE AREA ○ COMMUNAL AREAS



FOURTH FLOOR - 2,316 SQ FT

24 WORKSTATIONS 2 MEETING ROOMS 1 TEA POINT

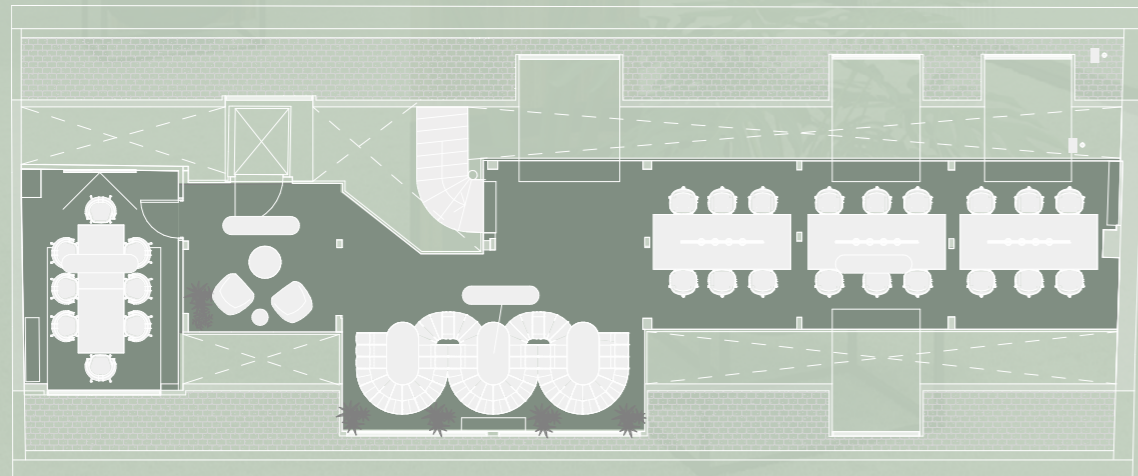
○ LETTABLE AREA ○ COMMUNAL AREAS



FOURTH FLOOR MEZZANINE - 1,067 SQ FT

18 WORKSTATIONS 1 MEETING ROOM 1 TEA POINT

○ LETTABLE AREA ○ COMMUNAL AREAS



Indicative CGI of the 4th floor meeting room



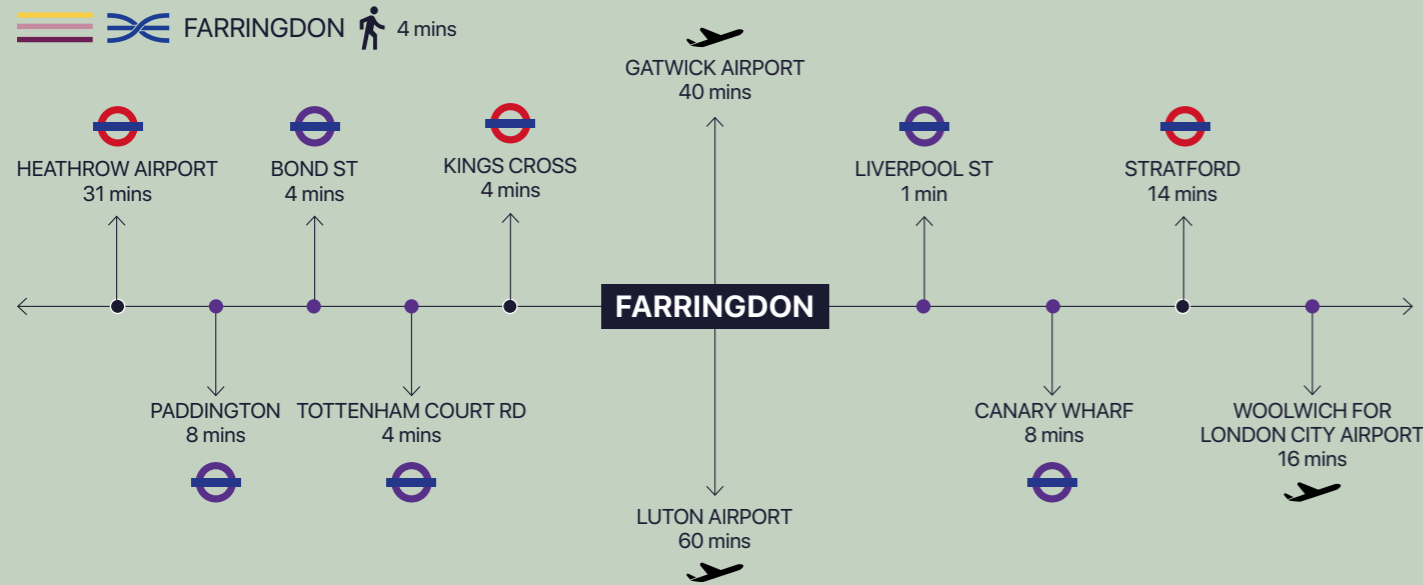
Indicative CGI of the 1st floor



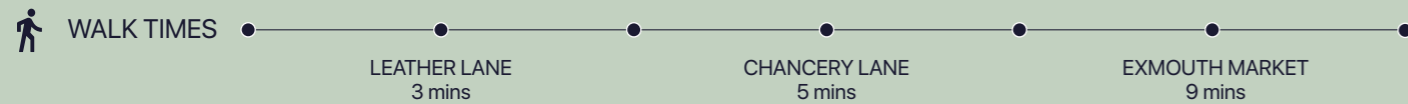


Transport & Location

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



A SHORT WALK AWAY



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

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