

6-7

S† CROSS

ECI

4,839 SQ FT OF INSPIRING
OFFICE SPACE WITH EXCELLENT
NATURAL LIGHT & INDUSTRIAL
FINISHES AVAILABLE IN THE HEART
OF CLERKENWELL

BUILDING

LOCATION

6-7
St CROSS
EC1

DERWENT LONDON

AGENTS



BUILDING

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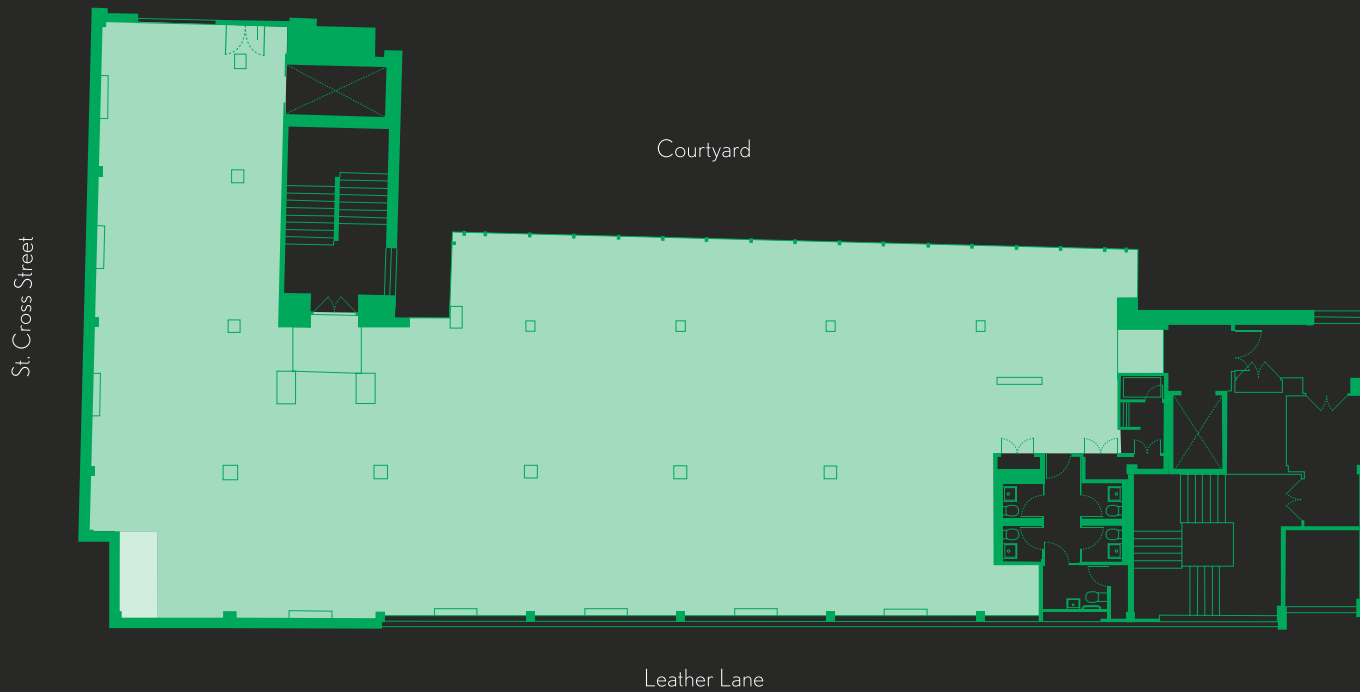
AGENTS

SCHEDULE OF AREAS

1ST FLOOR

SQ FT	SQ M
4,839	450

IPMS measurements on request.



KEY FEATURES

- ∕ New bespoke lighting
- ∕ Great natural light
- ∕ New floor to ceiling glazing across the eastern elevation overlooking the communal courtyard
- ∕ New perimeter galvanised AC units
- ∕ Raised floor providing 75mm void (maximum)
- ∕ Refurbished reception with artwork by Keld Helmer-Petersen and Matthias Hoch
- ∕ Newly landscaped courtyard
- ∕ New feature superloos
- ∕ New showers to common parts



LOCATION

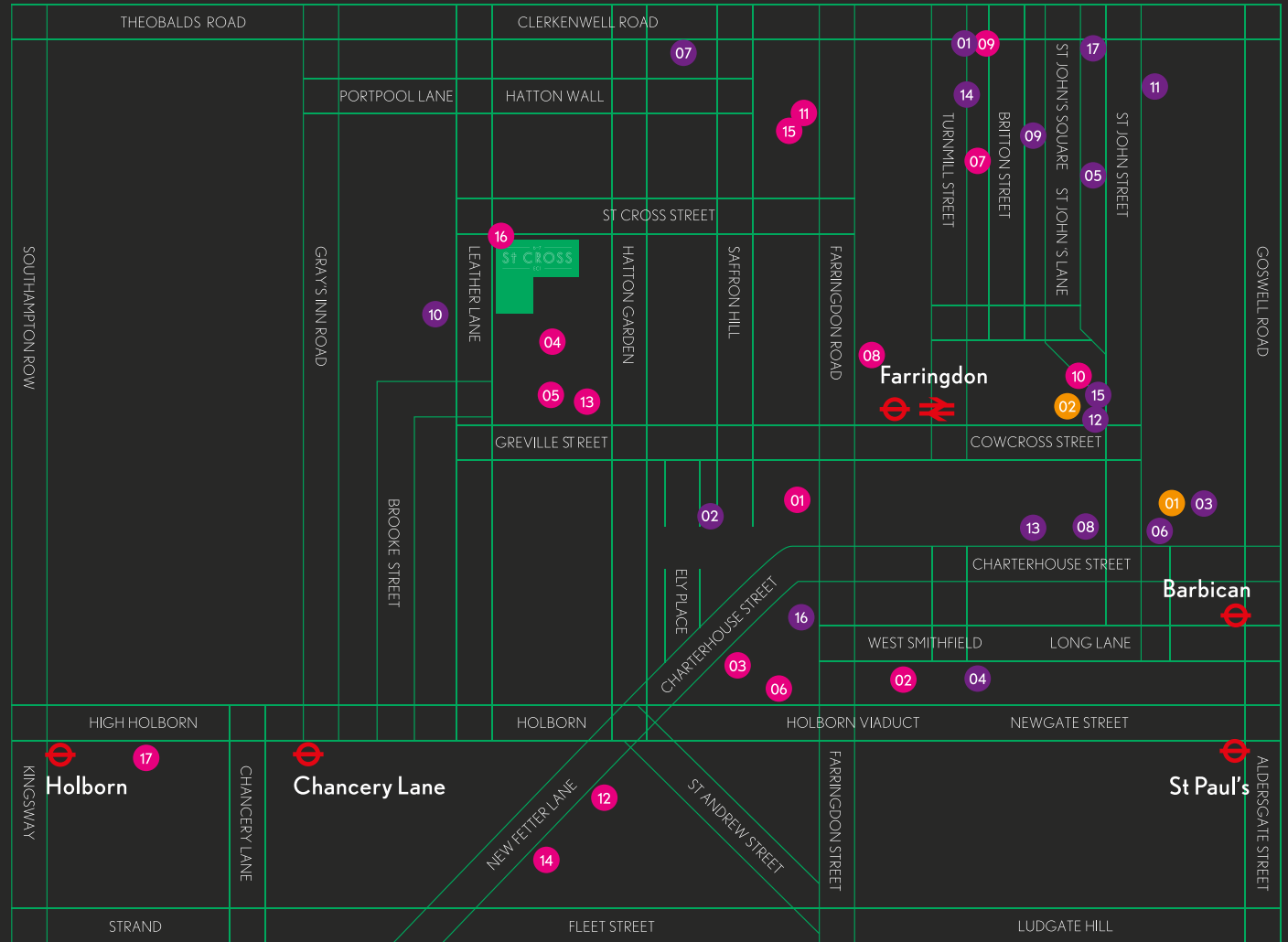
● Local Occupiers

● Restaurants & Bars

- | | |
|-----------------------------------|--------------------------------|
| 01. Adidas | 01. Albion |
| 02. Brewin Dolphin | 02. The Bleeding Heart |
| 03. Capgemini UK | 03. Le Café Du Marché |
| 04. ComScore | 04. Club Gascon |
| 05. Grey | 05. Foxlow |
| 06. Hogan Lovells | 06. Gaucho |
| 07. Kurt Geiger | 07. Hat & Tun |
| 08. Moo | 08. HIX |
| 09. Publicis Groupe | 09. The Jerusalem Tavern |
| 10. Save The Children UK | 10. Leather Lane Street Market |
| 11. Steelcase | 11. Luca |
| 12. Sullivan & Cromwell | 12. Polpo Smithfield |
| 13. Syzygy | 13. Smiths of Smithfield |
| 14. Taylor Wessing LLP | 14. Sosharu |
| 15. Timberland | 15. Vinoteca |
| 16. T M Lewin | 16. Vivat Bacchus |
| 17. University of the Arts London | 17. Workshop Coffee |

● Hotels

- | |
|----------------------|
| 01. Malmaison London |
| 02. The Rookery |



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Daytime and evening, there's a special buzz in the streets around the building, with a vast array of bars and restaurants making it a lively and popular destination.

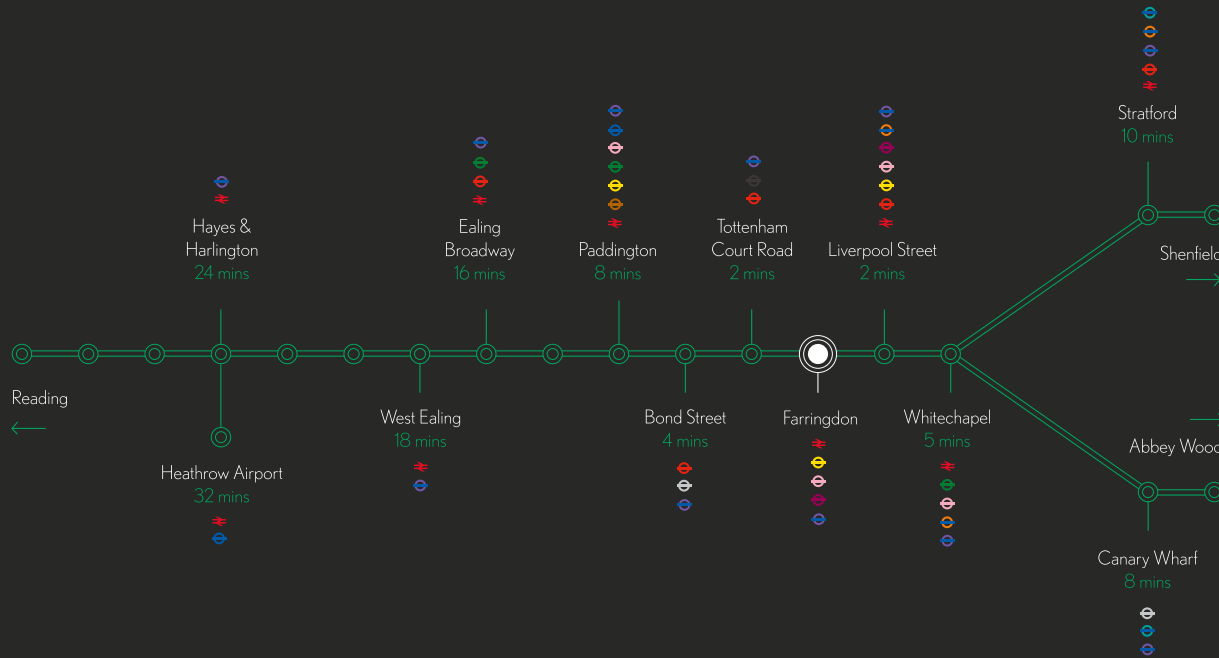
- 01. The Bleeding Heart – 3 Bleeding Heart Yard EC1
- 02. Albion – 63 Turnmill Street EC1
- 03. Foxlow – 69-73 St John Street EC1
- 04. Sosharu – Turnmill, 64 Turnmill Street EC1
- 05. Polpo – 3 Cowcross Street EC1
- 06. Luca – 88 St John Street EC1
- 07. Workshop Coffee – 27 Clerkenwell Road EC1
- 08. Moro – 34-36 Exmouth Market EC1



CONNECTIVITY

The Elizabeth Line – Journey Times from Farringdon Station

Located in the heart of Clerkenwell within the jewellery quarter that surrounds Hatton Garden, 6-7 St Cross Street is close to Farringdon and Chancery Lane stations. Farringdon station, which has excellent underground and mainline access, will also become an Elizabeth Line station in 2018. For international links, King's Cross St Pancras is just 3 minutes away by underground.



Underground		Airport		Walking	
Farringdon to (mins)		Farringdon to (mins)		St Cross Street to (mins)	
King's Cross St. Pancras	3	London City Airport	34	Farringdon Station	4
Liverpool Street	4	Heathrow Airport	34	Chancery Lane Station	7
Euston	12	Luton Airport	36	Barbican Station	11
Paddington	14	Gatwick Airport	49		
Waterloo	18	Stansted Airport	55		
Victoria	19				
Charing Cross	20				



PROPERTIES

Derwent London's ethos has always been distinctive and design-led. Our speciality is to seek out London's commercial property with potential. From modest beginnings, we have made our name with 'sidestreet', low-rise buildings and grown steadily to our current market-leading position.

Working with a roster of the best architects, designers and engineers, we find imaginative ways to improve and extend our properties. We are delighted to win awards for high quality design: but the true test is in the way our buildings are used and that they attract great tenants.



Tea Building, 56 Shoreditch High Street E1

Size: 262,500 sq ft
 Architect: AHMM
 Completion: 2003
 Tenants include: Albion, Mother, Shoreditch House

teabuilding.co.uk



Turnmill, 63 Clerkenwell Road EC1

Size: 70,500 sq ft
 Architect: Piercy&Company
 Completion: 2015
 Tenant: Albion, Publicis Groupe, Sosharu (Jason Atherton)



White Collar Factory, Old Street Yard EC1

Size: 293,000 sq ft
 Architect: AHMM
 Completed: 2017
 Tenants include: Adobe, AKT, BGL's comparethemarket.com, Capital One, Runpath, Spark44 and The Office Group

whitecollarfactory.com



The Johnson Building EC1

Size: 157,100 sq ft
 Architect: AHMM
 Completion: Completed
 Tenants include: Grey, Syzergy and Zak Media

AGENTS

Colliers International

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Energy Performance Certificate: Rating E
 Architects: HK Architects

stcrossst.com