



55

Bartholomew
Close

Do it differently in EC1

Up to 10,976 sq ft of elegantly refurbished office space, available now

Originally three Victorian townhouses, 55 Bartholomew Close has been comprehensively refurbished by Helical plc and leading designers Morey Smith to deliver contemporary, elegant office suites that complement the heritage of the building. Exposed brickwork, retained steel beams and sash windows give historical context to the modern and efficient interiors.

Specification

- Plug and play available
- Pre-cabled Hyperoptic highspeed broadband
- Fully air-conditioned
- Feature wooden flooring
- Exposed brickwork
- Retained steel beams and sash windows
- Kitchenettes on each floor
- Cycle store and lockers
- Showers and drying room
- Demised WC's
- Outdoor terraces on Floors 4 and 5
- BREEAM 'Excellent'



Ground floor



Typical upper floor



55 BC frontage | 5th Floor | Retained steel beams | Cycle store and lockers | WC

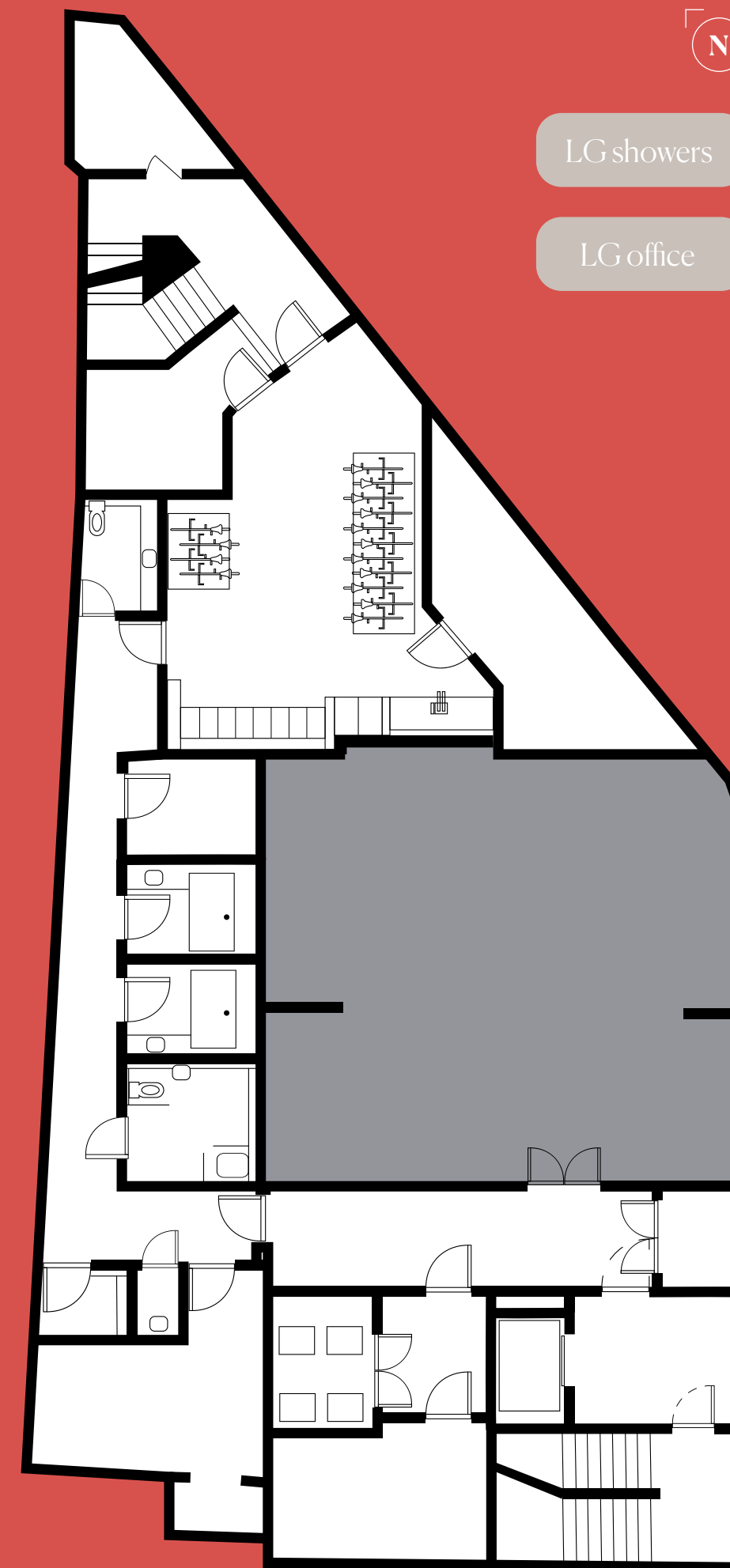


Floor Plans

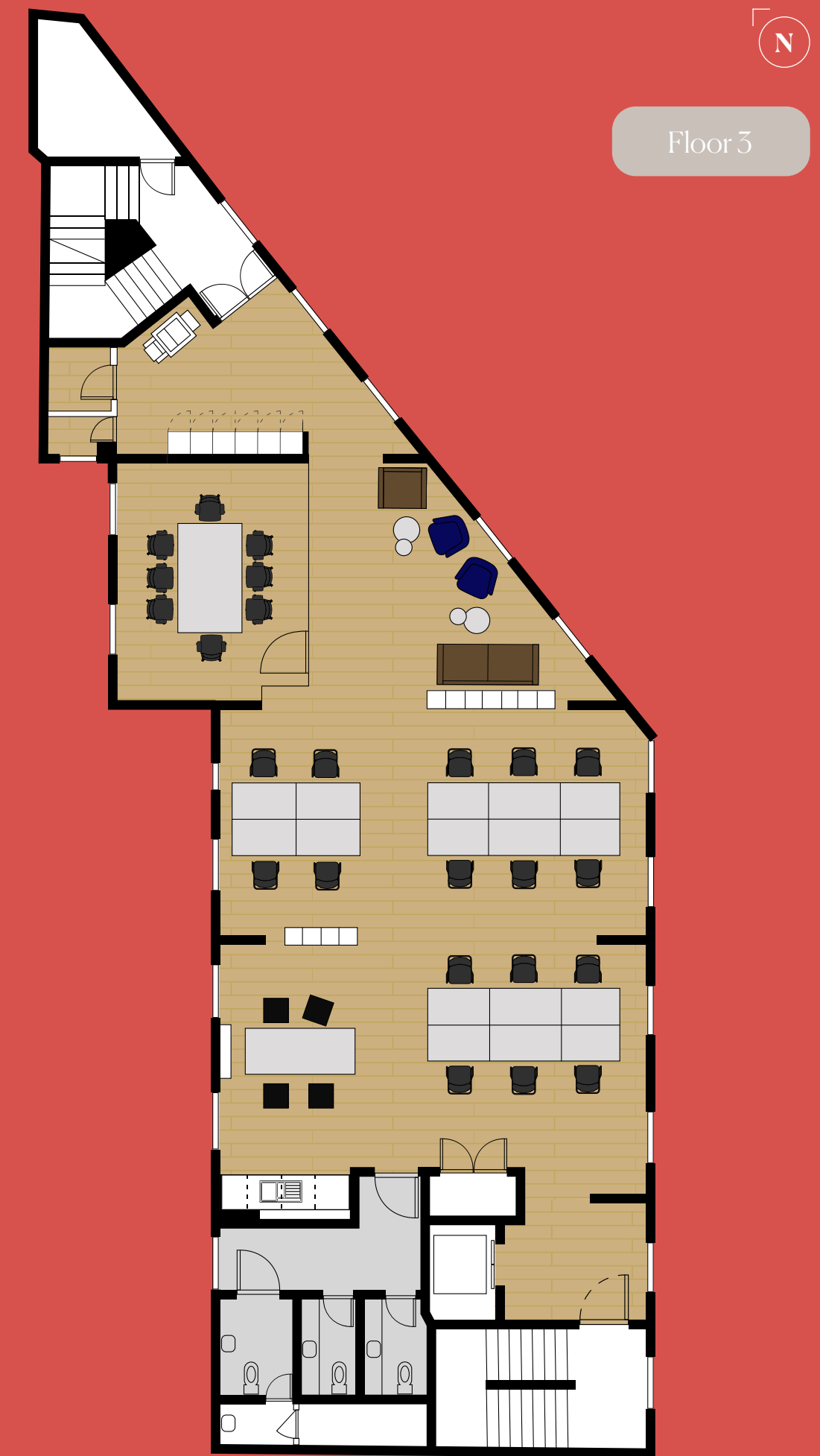
Floor Areas

Floor	sq. ft.	sq. m.	Available
5th	1,040	97	LET
4th	1,404	130	LET
3rd	1,748	162	Now
2nd	1,723	160	LET
1st	1,708	159	LET
G	2,564	238	LET
LG	789	73	Now
Total	2,537	235	

Lower Ground



3rd Floor (showing indicative fit out)



Office Demised WCs

Not to scale. For identification purpose only.



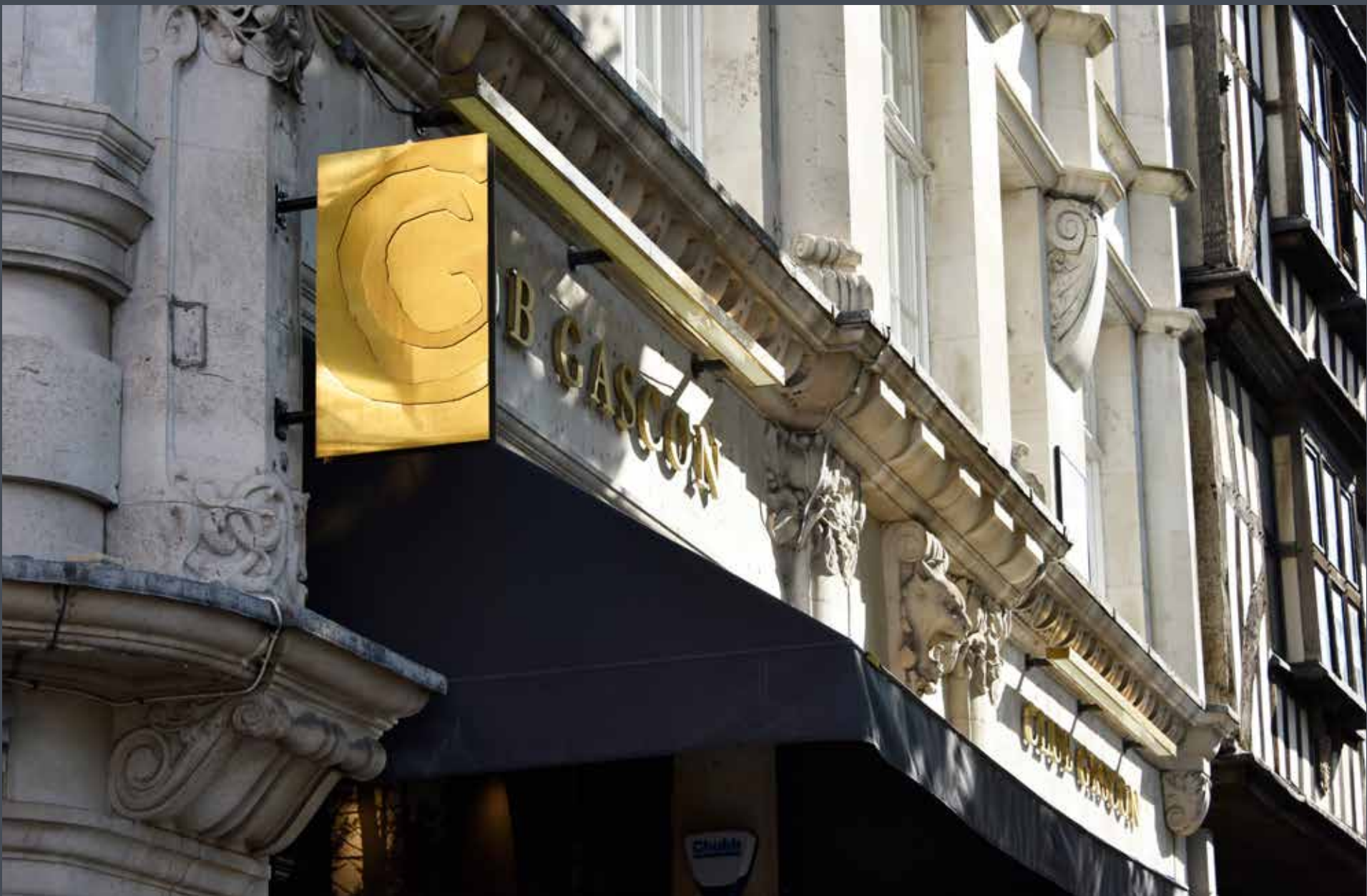
Location & Transport

55 Bartholomew Close is enviably located between the financial heart of the City and the creative hubs of Smithfield and Clerkenwell.

The area offers a fusion of commerce, culture and connectivity with immediate access to a diverse mix of independent restaurants, cafés, bars and shops, the professional services of the City and established transport links.

Looking forward, the area's creative atmosphere will continue to flourish with the Barbican Arts Centre to the North and the repositioned Museum of London to the West, forming the corner stones of the City Corporation's new 'Cultural Mile'.





Local amenities

Restaurants

- 1. Stem + Glory
- 2. Half Cup
- 3. St John
- 4. Manicomio
- 5. Café Du Marché
- 6. Club Gascon
- 7. The Zetter Townhouse
- 8. Luca
- 9. St Bart's Brewery

Lifestyle

- 1. Barbican Arts Centre
- 2. Virgin Active
- 3. Pure Gym
- 4. Gymbox
- 5. Bounce
- 6. One New Change
- 7. Charterhouse Square
- 8. Postman's Park
- 9. Museum of London
- 10. St Bartholomew the Great
- 11. Smithfield Meat Market

Occupiers

- 1. Chicago Booth
- 2. Northridge Law
- 3. AKQA
- 4. Deloitte Digital
- 5. Save the Children
- 6. Amazon
- 7. Anomaly
- 8. Spark 44
- 9. FTI Consulting
- 10. Publicis Groupe
- 11. Ennismore
- 12. Trade Desk
- 13. Tik Tok

Barts Square



Transport

Farringdon is set to become one of the busiest, and well connected areas in London. Crossrail's completion later this year will add further options to the existing Underground and Thameslink connections.

Heathrow, Gatwick and Luton will be on direct rail lines, offering speedy routes out of the City, out of London and out of the country.

The leisure and retail opportunities of the West End, Kings Cross and South Bank will all be easily accessible.



Journey times from Farringdon East

- Tottenham Court Road 2 minutes
- Canary Wharf 8 minutes
- Paddington 15 minutes
- City Airport 16 minutes
- Heathrow 31 minutes



Barts Square

The Barts Square estate sees the creation of a genuine new urban quarter in central London.



Beers London Art Gallery



Barts Square - Half Cup



Stem + Glory



Over £7m committed to landscaping and public realm works



3 office buildings of 213,000 sq ft, 24,000 sq ft and 11,000 sq ft



10 retail units offering a range of amenities to occupiers



236 high-quality residential apartments

Barts Square

Unit 1

Chateau de la Combe wine shop

Unit 2

Artisan deli coffee retailer.

Unit 3

Beers London art gallery

Unit 4-6

Local amenity such as a bakery, bookshop, or barbers.

Unit 7

High profile restaurant

Unit 8

Stem + Glory

Unit 9

Half Cup

Unit 10

Vacant



Barts Square



Contact

Terms: Upon request.
Viewings: Through joint-sole letting agents.



HELICAL

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INVEST WELL . WORK WELL

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