



OLD SESSIONS HOUSE

THEOLDSSESSIONSHOUSE.COM



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THE OFFERING

- Retail, restaurant or bar space of circa 2,785 Sq Ft.
- Fully fitted out commercial kitchen.
- Original features throughout the space.
- Modern installed comfort cooled ventilation system.
- Fitted out with conduit for power.
- Access control and fire alarm systems.
- Direct private entrance to Clerkenwell road.
- A short walk away from Farringdon and Chancery Lane Stations.

THE BUILDING HAS BEEN RESTORED TO SPLENDOUR, REVEALING ORIGINAL 18TH CENTURY FEATURES, WHILST MODERNISING TO A 21ST CENTURY HEADQUARTERS.





THE BUILDING

Old Sessions House offers a very special opportunity for an occupier to be truly inspired by their surroundings, with special views over Clerkenwell Green.

This unique Georgian former courthouse, dominates an island site on the west side of Clerkenwell Green. The building has undergone a full, sympathetic refurbishment to provide one of central London's truly rare opportunities.

Since the building's completion a wide range of events have also been held on site such as the Autumn 2017 Burberry fashion show and art exhibition, Dezeen awards 2019 and Elle decoration awards to name a few.

A VERY SPECIAL
OPPORTUNITY TO BE
TRULY INSPIRED BY
THE ENVIRONMENT &
SURROUNDINGS.





THE SPACE

The ground floor of Old Sessions House offers a very special opportunity for an occupier to do business in one of the most unique retail and leisure spaces in Clerkenwell. The accommodation will provide 2785 Sq Ft 3of available space in one of the most exciting, connected and vibrant villages of central London.

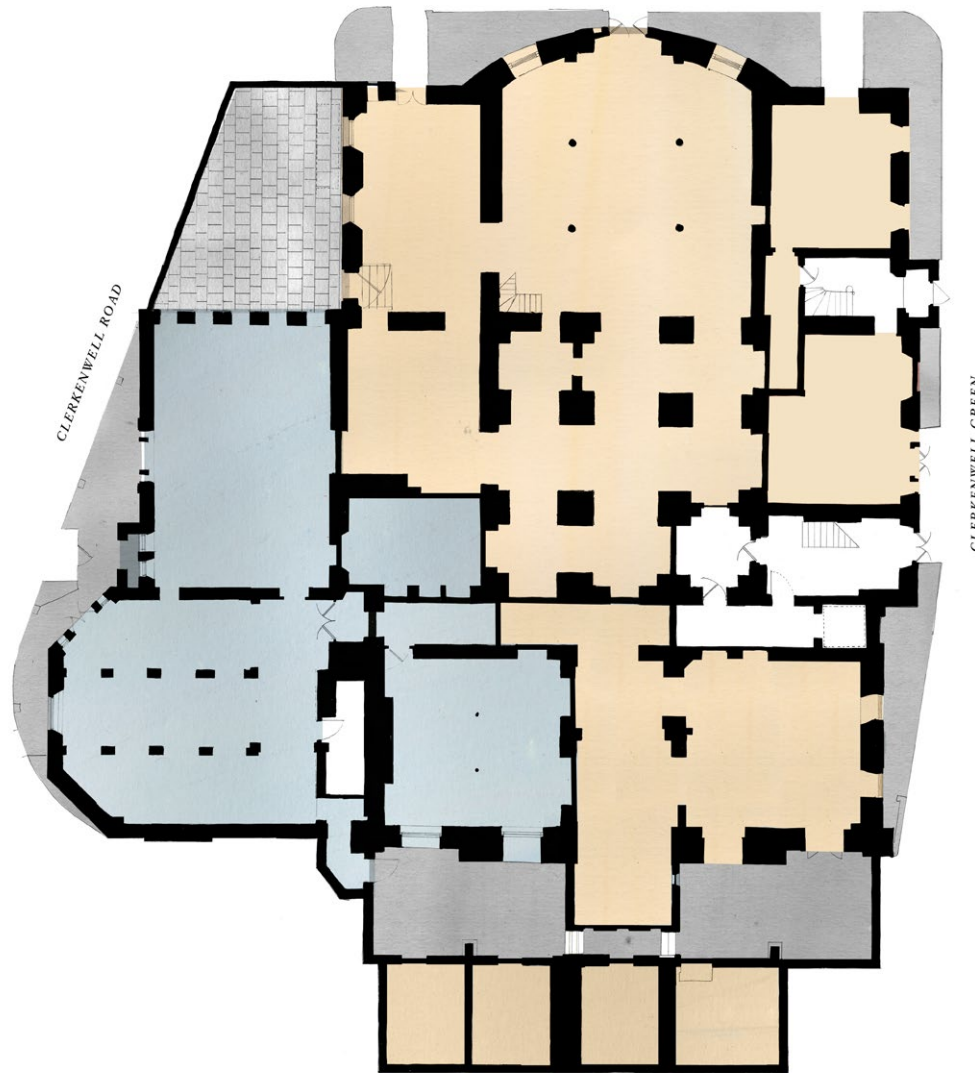
The floor has been adapted to provide unequalled and historic space in a truly unique building. It boasts tremendous ceiling heights of up to 3,5m – this unique space will be attractive to a wide range of concepts. It pays homage to the building's past, with its vaulted ceilings and lime-washed brick arches. The architectural evidence of a floor once covered by prison cells remains giving this part of the space a truly unique feel and character.

The space has also been adapted with modern services to offer a comfortable experience. It is fully ventilated with comfort cooling, is served by a fully fitted out commercial kitchen in the historic cooking area and a pack of toilets has been fitted. There is also a sound system is wired in the main area.

The ground floor at Old Sessions House offers the opportunity to enhance this unparalleled space, make it your own, and, in doing so, help shape this remarkable building and lively environment.

THE FLOOR PAYS HOMAGE
TO THE BUILDING'S PAST,
WITH ITS VAULTED CEILINGS,
ORIGINAL BRICK OVENS AND
LIME-WASHED BRICK ARCHES.





SPACE	AREA FT ²	AREA M ²
■	2,785 ft ²	260 m ²
■	LET TO GESSI	



A VILLAGE IN CENTRAL LONDON

Old Sessions House is located at 23 Clerkenwell Green in the heart of Clerkenwell. The area was traditionally associated with breweries, distilleries, the printing industry and highly skilled crafts such as watch and clock making. Currently, with more creative businesses per square mile than anywhere else in the world, Clerkenwell is London's hub for creativity with a strong sense of community.

Clerkenwell is certainly one of central London's most exciting urban villages. Each spring, the neighbourhood hosts Clerkenwell Design Week, a key event in the global design calendar at which brands like Herman Miller, Vitra and Zaha Hadid open their showrooms and exhibit their designs. In 2019, around 35,000 people attended this three-day festival.

The area is also one of London's top culinary destinations with Luca Market, St. John and The Modern Pantry. Old Sessions House has many fashionable neighbours including Alexander McQueen, Fred Perry and Ben Sherman. Other notable resident companies are, Unilever, LinkedIn, Publicis Amazon and Adidas to name a few. See the map for local restaurants and tenants.

CLERKENWELL IS ONE OF
CENTRAL LONDON'S MOST
EXCITING URBAN VILLAGES -
OFFERING SOME OF THE BEST
CULINARY DESTINATIONS.





LOCAL OCCUPIERS

- 1 - Vitra
- 2 - Publicis Media
- 3 - The Office Group
- 4 - Alexander McQueen
- 5 - Unilever
- 6 - SODA Studio
- 7 - Airbnb
- 8 - Zaha Hadid Architects
- 9 - Next Models
- 10 - London Symphony Orchestra
- 11 - Amazon
- 12 - Google

RESTAURANTS / BARS

- 13 - Granger
- 14 - The Modern Pantry
- 15 - Bourne & Hollingsworth
- 16 - Moro
- 17 - Caravan
- 18 - St John's
- 19 - Vinoteca
- 20 - HiX
- 21 - Gaucho
- 22 - Bleeding Heart Tavern
- 23 - Club Gascon

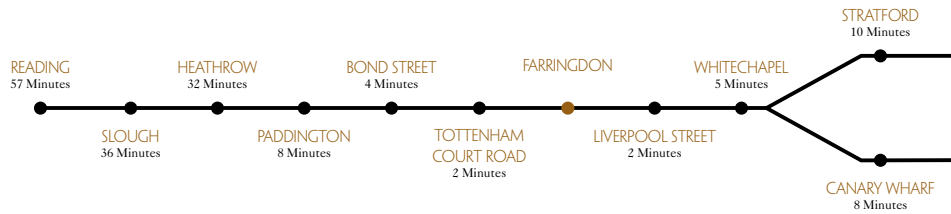
HOTELS

- 24 - Zetter Hotel
- 25 - The Rookery
- 26 - Malmaison
- 27 - Rosewood London
- 28 - 196 Bishopsgate

MARKETS

- 29 - Smithfield Market
- 30 - Exmouth Market
- 31 - Whitecross Market

CROSSRAIL



Connecting East & West London

NEAREST STATIONS

FARRINGDON



CYCLING
1 Minutes
WALKING
3 Minutes

BARBICAN



PUBLIC TRANSPORT
5 Minutes
CYCLING
3 Minutes
WALKING
9 Minutes

CITY THAMESLINK



PUBLIC TRANSPORT
6 Minutes
CYCLING
4 Minutes
WALKING
10 Minutes

ST PAUL'S



PUBLIC TRANSPORT
13 Minutes
CYCLING
13 Minutes
WALKING
7 Minutes

MOORGATE



PUBLIC TRANSPORT
7 Minutes
CYCLING
6 Minutes
WALKING
20 Minutes

ANGEL



PUBLIC TRANSPORT
18 Minutes
CYCLING
13 Minutes
WALKING
11 Minutes

KINGS' CROSS / ST PANCRAS



PUBLIC TRANSPORT
10 Minutes
CYCLING
10 Minutes
WALKING
27 Mins

CHANCERY LANE



PUBLIC TRANSPORT
14 Minutes
CYCLING
6 Minutes
WALKING
11 Minutes

Old Sessions House is located around the corner from the exceptionally well connected Farringdon Station, which will be the flagship for Crossrail anticipated to open in 2022. When fully open, an estimated 140 trains per hour will flow through the Farringdon interchange, and it will be the only station through which passengers will be able to access all three networks – making it one of Britain's busiest train stations.

Crossrail is estimated to bring an additional 1.5 million people within 45 minutes' commuting distance of London's key business districts.

The location is served extremely well by underground lines at Farringdon and Chancery lane stations giving access to Central, District, Metropolitan and Hammersmith & city lines within minutes.

A multitude of train lines depart either directly from Farringdon station or nearby Kings Cross for longer journeys and will together with the opening of Crossrail serve 3 airports directly (Heathrow, Gatwick and Luton).

ENQUIRIES

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