

OLD SESSIONS HOUSE

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THE OFFERING

- Office and showroom space available of circa 11856 - 18843 sq.ft.
- Possibility to connect and incorporate retail & leisure accommodation of circa 2785 Sq Ft at ground floor level including fully fitted out commercial kitchen.
- 20 metre dome, modeled on the Pantheon in Rome.
- Two original courtrooms with fantastic ceiling height of up to 9 metres.
- Original features restored throughout the building.
- Modern air-conditioning system.
- The building is fitted with an all floors serving Victorian inspired passenger lift.
- Fitted out fibre and ethernet cabling throughout the building.
- Access control and fire alarm systems installed throughout.
- Sound system in dome areas.
- Fully fitted out cafeteria area.
- Private Victorian rooftop terrace with an outdoor fireplace.
- Direct private entrances to Clerkenwell Green and Clerkenwell road.
- A short walk away from Farringdon and Chancery Lane Stations.
- Intimate bar and restaurant on the top floor featuring an outdoor oasis on the rooftop terrace with outstanding views of London.

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. There is 18843 square feet of rejuvenated space available in this unique former courthouse, which dominates Clerkenwell Green on an island site. 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.

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



THE BUILDING

DESIGN & ARCHITECTURE

Old Sessions House has become an all-day destination for both work and leisure. A curated mix of people and brands fill the grand space – and fill it with their passions.

Many of the building's historic features are still intact, and the patina of aged stone and plasterwork is a reminder of the building's long and storied history. The principal floors stretch over three levels, defined by a 20 metre-tall grand dome and main courtrooms. The main courtroom is characterized by the magnificent 7-metre-high glass screen, 9-metre-high ceilings, a raised viewing gallery and original pine floors.

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An Inspiring Sanctuary

A second courtroom with 8-metre high ceilings sits across from the first and in the morning, the sun shines beautifully through the original crown glass windows. Small and medium-sized rooms are mixed in, each with its own personality and historic architectural details. Rich with history, it's an opportunity to anchor one of London's most prominent buildings and desirable neighbourhoods.

The top level of Old Sessions House hosts Sessions Arts Club, an original fixture in the old Judges' dining room that is reopening for a new crowd. This laid-back lounge will serve an eclectic mix of European cuisine, as well as an extensive wine list that is offered without pretension by passionate and knowledgeable staff. Step up and outside to find a lush and bustling roof garden, an ideal spot for alfresco dinners or fireside lounging. This is Clerkenwell at its finest.



ROOF TERRACE

A hidden oasis is perhaps the best way to describe the roof garden on this majestic Georgian building on which to enjoy the island site's expansive panoramic views of the London Skyline. An evergreen hedge, olive trees, rosemary and a small vineyard all have their part in transporting its guests to a relaxing Mediterranean landscape. The old chimneys have been fitted with gas fired open flame flambeaux to light the terrace with natural fire and there is even an outdoor fireplace to cosy up in front of.

The space operates with an invitation only policy and tenancy in the building includes access. Furnished with comfortable large Georgian sunbeds, seating areas and a herb garden, this space offers a true escape from the buzzing streets below. The space also offers our tenants and collaborators a truly unique event space for drink receptions, product launches or company events. In collaboration with Sessions Arts Club a fully serviced event offering is easily arranged including food, drinks and artists bookings.







The Pool

As another truly unique feature, the only one of its kind on the roof of a grade II* listed property, the terrace also offers a circa 250 sq. ft. corner infinity pool from which one can watch the world go by on the streets below. The turquoise water is heated all year around and can be enjoyed at a comfortable 33 degrees even in winter or for a refreshing plunge in the summer months. Using natural Portland stone, it has been designed to seamlessly integrate with the terrace materials and the Georgian stone façade below. A state of the art filtering and treatment system creates exceptionally pure water to reduce the need of chlorine and other chemicals.



SESSIONS ARTS CLUB

Sessions Arts Club is about to open as an urban sanctuary that sits in the old Judges' Dining Room at Sessions House. This magnificent Victorian room with its added mezzanine is lit by natural flame from two log fires as well as restored gas lit chandeliers.

The room is also surrounded by outdoor terraces with fireplaces, rooftop bar, secret garden and swimming pool. Created with a studio ethos, it is a restaurant, wine bar and performance space that moves and shifts with the season. The modern European cuisine is headed by acclaimed chef Florence Knight who will base the offering on fresh local produce.

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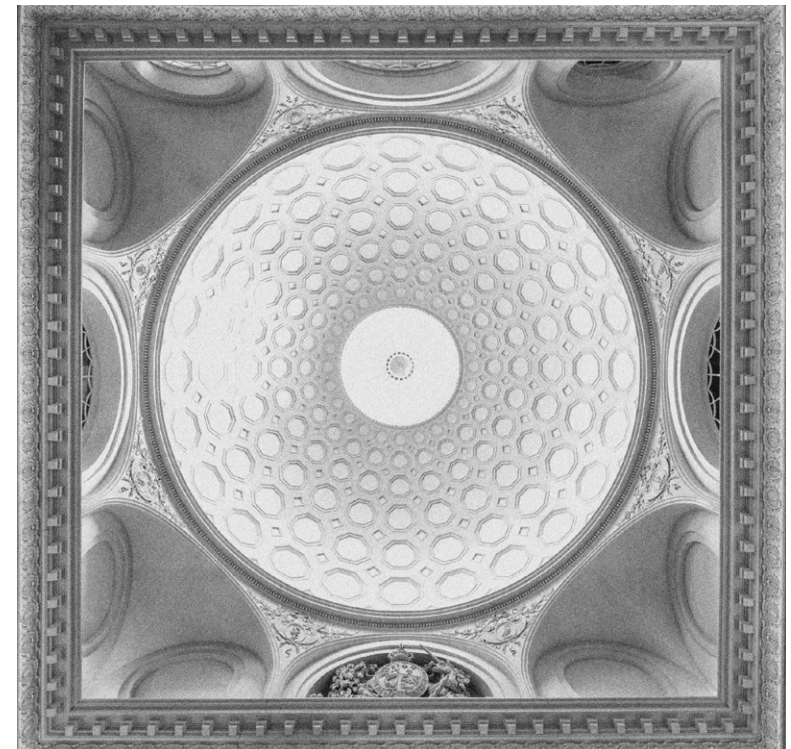
PRINCIPAL FLOORS

The principal floors, directly accessed from two entrances on Clerkenwell Green, includes the two magnificent old courtrooms and a grand dome modelled after the Pantheon in Rome. These spaces can host a principal tenant – either a dynamic headquarters building, showroom or a members' club concept – that is carefully selected to complement the space and the surrounding neighbourhood.

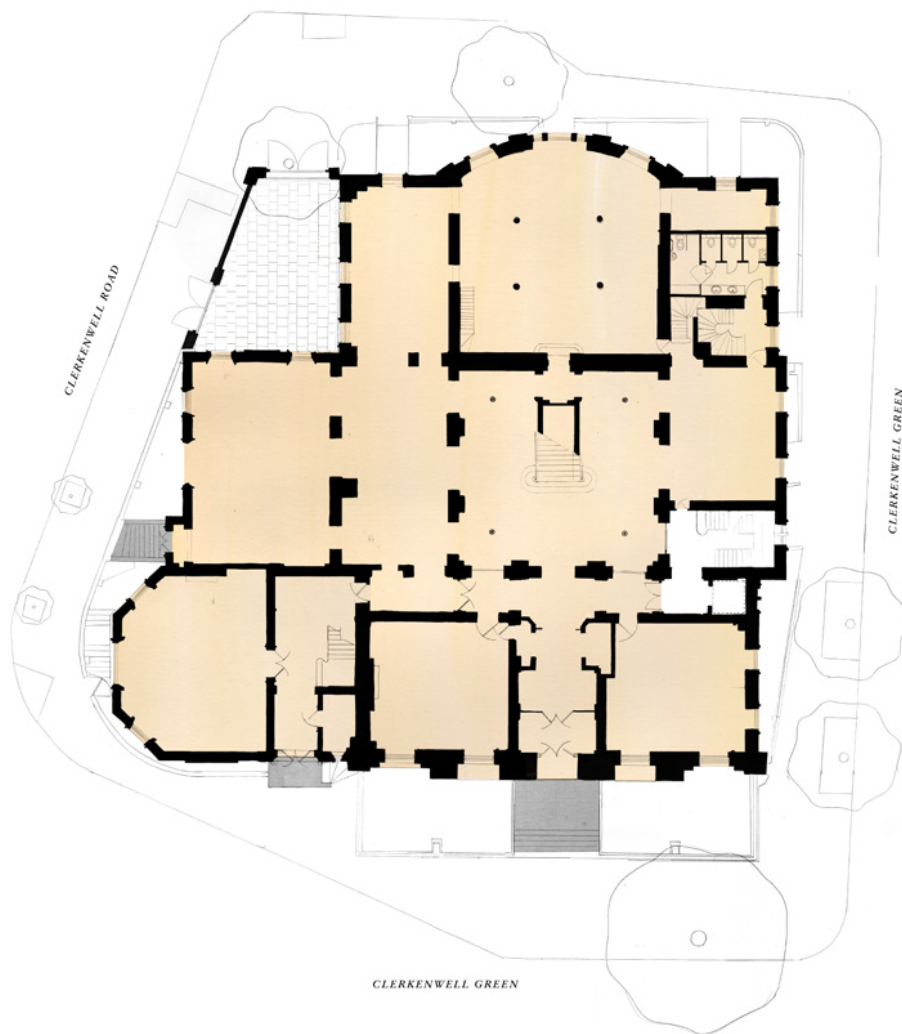
Medium to smaller rooms are organised around the central domed hall offering an opportunity to create different environments, functions or separate parts to the space while maintaining excellent links in between. The rich history is accentuated further by the Victorian extension built in the mid 19th century showcasing architecture and colour schemes as remnants of this period.

WCs can be found on every floor and the building is served by a newly installed fast single lift which will also take the residents to the Sessions Arts Club on the top floor to grab a bite or sip a cocktail. On the third floor there is also a large private terrace facing south for a unique relaxing area for staff or visitors.

THE PRINCIPAL FLOORS
STRETCH OVER THREE LEVELS,
CHARACTERISED BY A 20
METRE-TALL GRAND DOME
AND MAIN COURTROOMS.







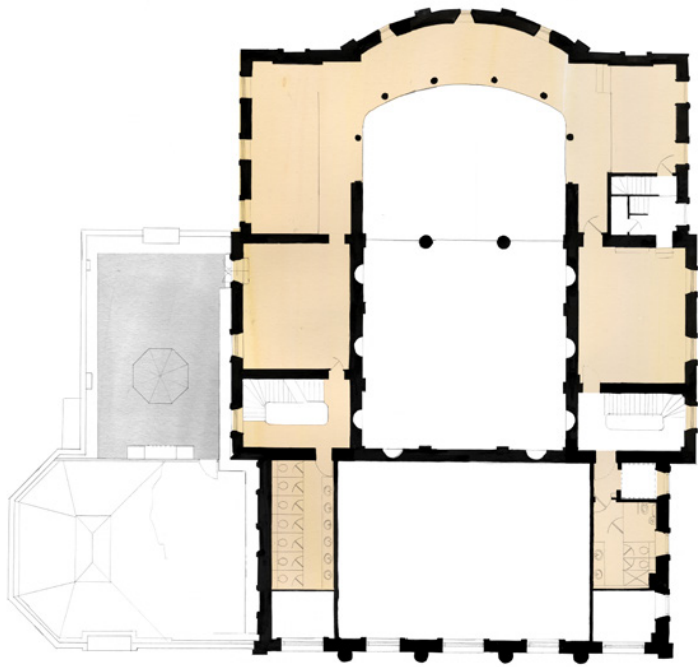
PRINCIPAL FLOOR PLAN

SPACE	AREA FT ²	AREA M ²
	8239 ft ²	765 m ²



SECOND FLOOR PLAN

SPACE	AREA FT ²	AREA M ²
	7045 ft ²	654 m ²



THIRD FLOOR PLAN

SPACE	AREA FT ²	AREA M ²
	2277 ft ²	212 m ²
SPACE	AREA FT ²	AREA M ²
	787 ft ²	73 m ²

FLOOR PLANS SUMMARY

SPACE	AREA FT ²	AREA M ²
Principal Floor	8239 ft ²	765 m ²
Second Floor	7045 ft ²	654 m ²
Third Floor	2277 ft ²	212 m ²
Fourth Floor	1282 ft ²	119 m ²
TOTAL	18843 ft²	1750 m²
Outdoor Third Floor	787 ft ²	73 m ²
Terrace Fourth Floor	257 ft ²	24 m ²
Roof Garden	2617 ft ²	243 m ²



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, St. John and Moro. 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 more local restaurants and other neighbouring 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 - Gauchó
- 22 - Bleeding Heart Tavern
- 23 - Club Gascon

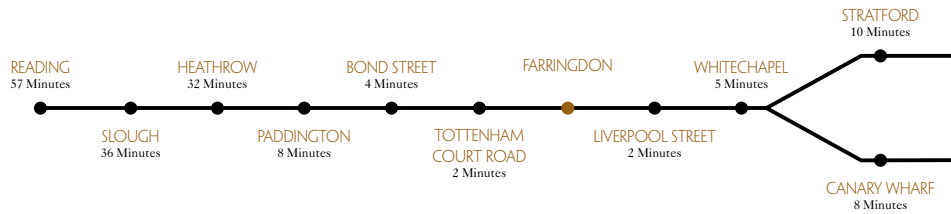
HOTELS

- 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



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

Connecting East & West London

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 together with the opening of Crossrail, they will serve 3 airports directly (Heathrow, Gatwick and Luton).

ENQUIRIES

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Old Sessions House is being developed by Sătıla Studios. For more information, see satilastudios.com.

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