

iNGLEBY TRICE.

**2 Pear Tree Court,
London, EC1**

Fully fitted and furnished Victorian warehouse offices located in the heart of Clerkenwell









Details

2 Pear Tree Court offers 14,172 sq. ft. of fully fitted offices in a Victorian warehouse over five floors, served by a passenger lift.

The 4th floor has its own unique mezzanine floor. Bicycle racks and showers can be found on the ground floor.

2 Pear Tree Court is located in the heart of Farringdon, close to LinkedIn's UK Head Office. The building is located within a 5-minute walk to Farringdon Station (Elizabeth, Metropolitan, Hammersmith & City and Circle lines) and a 10-minute walk to Chancery Lane (Central line). The area is very well served by numerous coffee shops, bars and restaurants.

Specification

-  Flexible floorplates flooded with natural light
-  VRF air conditioning
-  Exposed ceiling with linear LED lighting
-  Double height reception
-  Floor-to-ceiling heights of 2.9m on a typical floor
-  29 Bike racks, lockers & showers
-  Original sash windows
-  One passenger lift

Availability

TIMING	FLOOR	SIZE (SQ FT)	FIT OUT DESCRIPTION	FULLY MANAGED PRICING (MONTHLY)	TOTAL COST PER SQ. FT PA	MINIMUM TERM AVAILABLE	STATUS
Now	4th & 4th Mezz	3,383	42 Desks 3 Meeting rooms	£49,500.00	£176.00	2 years	Available
Now	3rd	2,338	32 Desks 2 Meeting rooms	£33,100.00	£170.00	2 years	Available
Now	1st	3,102	30 Desks 3 Meeting rooms	£42,650.00	£165.00	2 years	Available
Now	Ground	1,761	22 Desks 1 Meeting rooms	£22,000.00	£150.00	2 years	Available

Fully Managed Pricing Includes:

CORE COSTS



- Rent
- Business rates payable (current year)
- Service charge (current year's budget)
- Building insurance (current year's premium)

ADDITIONAL OPERATING COSTS & 3RD PARTY MANAGEMENT *



- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support

Subject to contract.

All prices and rents quoted are net of VAT.

Additional services available upon request

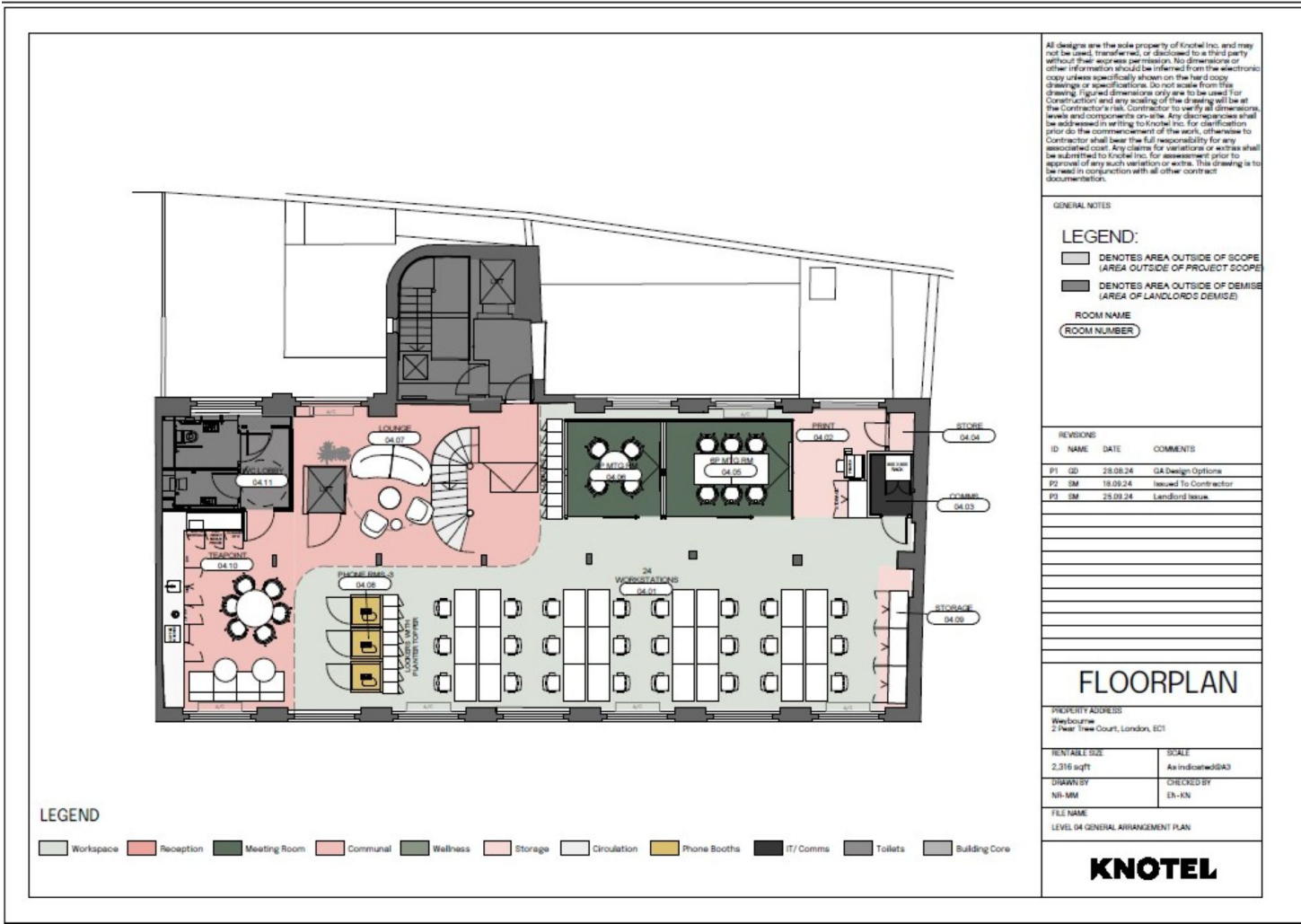
Non managed (conventional) costs available upon request

July 21, 2023









Floor Plan

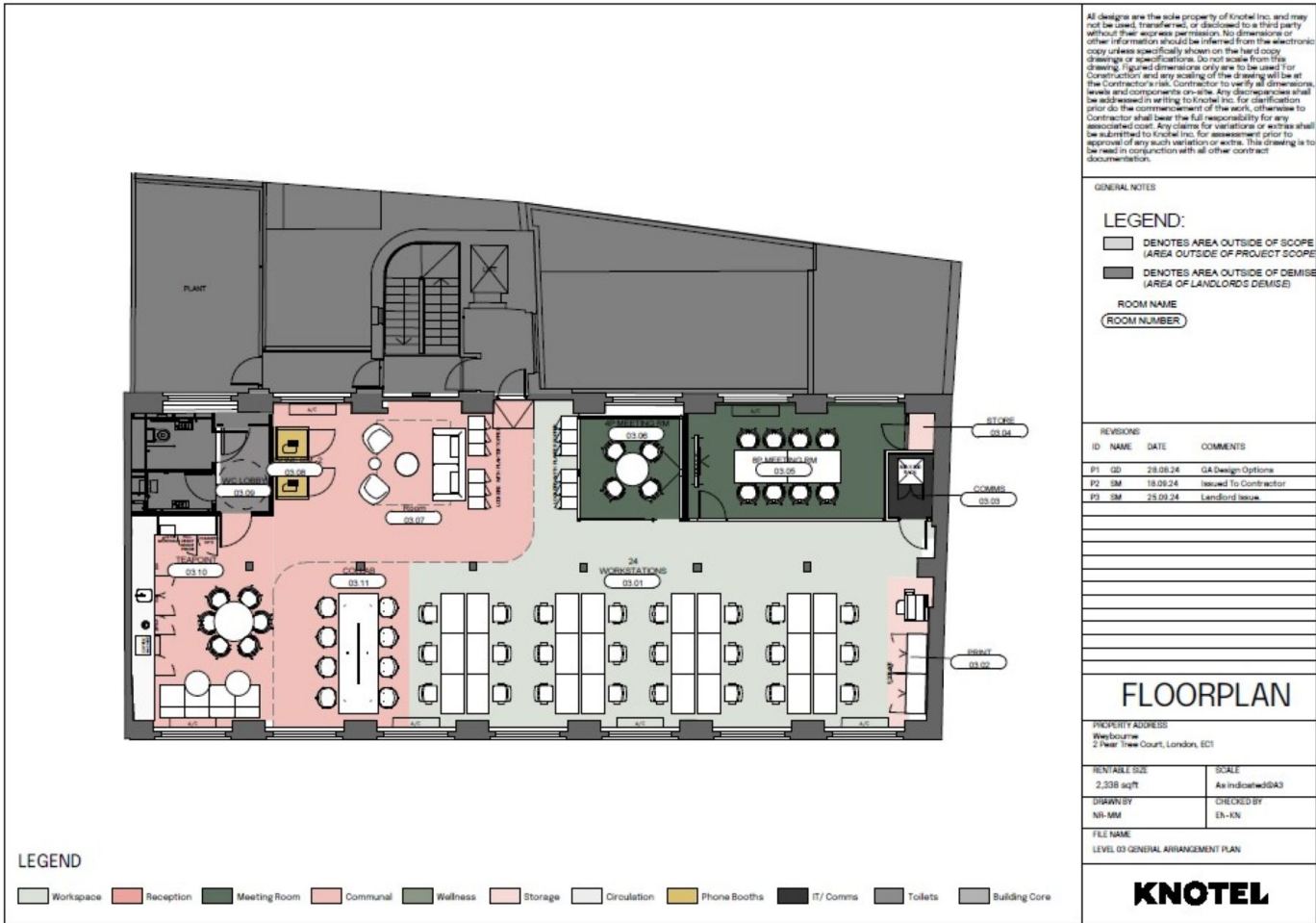
Floor: **4th & 4th Mezz Floor**

Size (NIA) : **3,383 Sq Ft**

Desks: **42**

Meeting Rooms: **3**

Floor plan not to scale.



Floor Plan

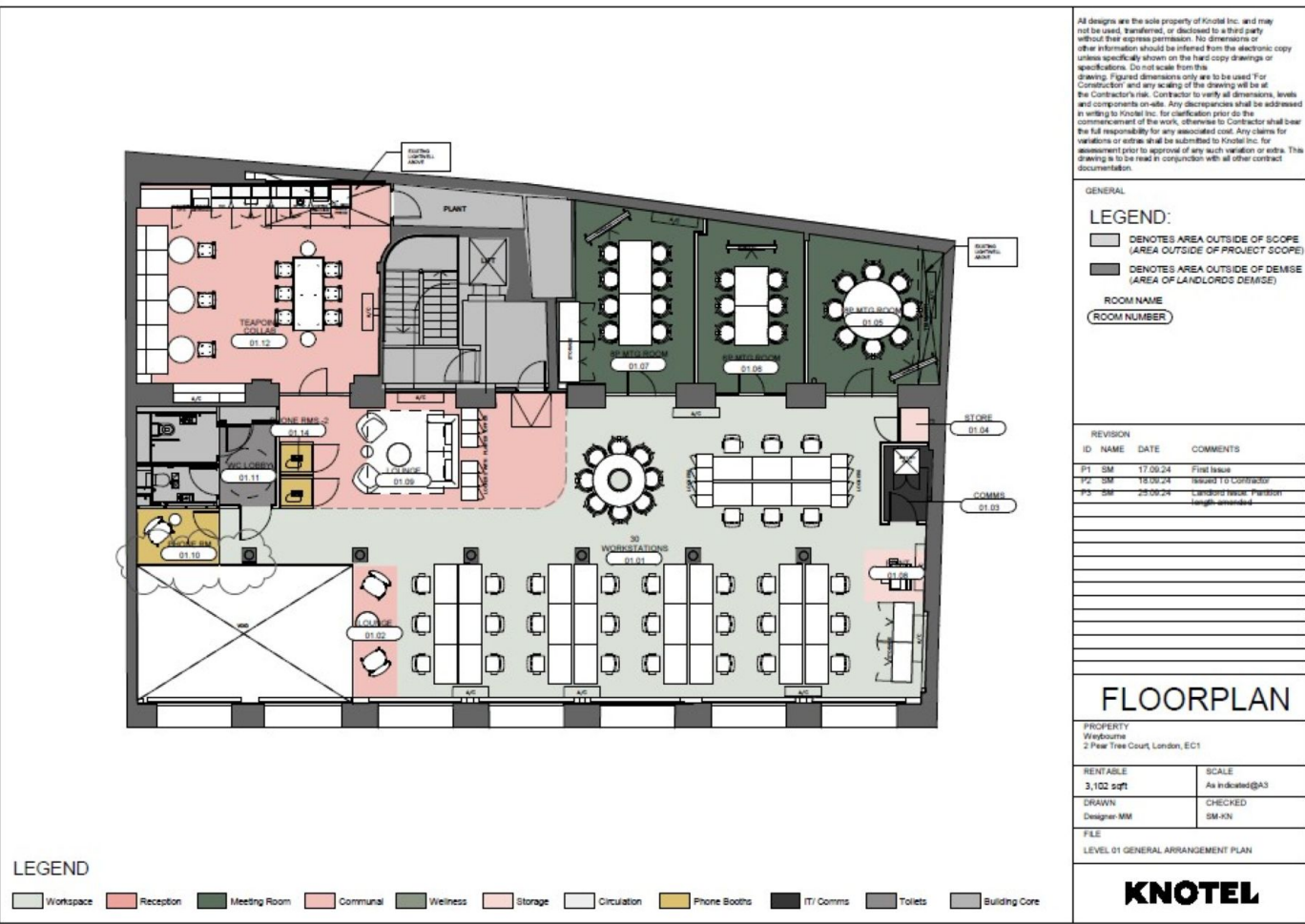
Floor: **3rd Floor**

Size (NIA) : **2,338 Sq Ft**

Desks: **32**

Meeting Rooms: **2**

Floor plan not to scale.



Floor Plan

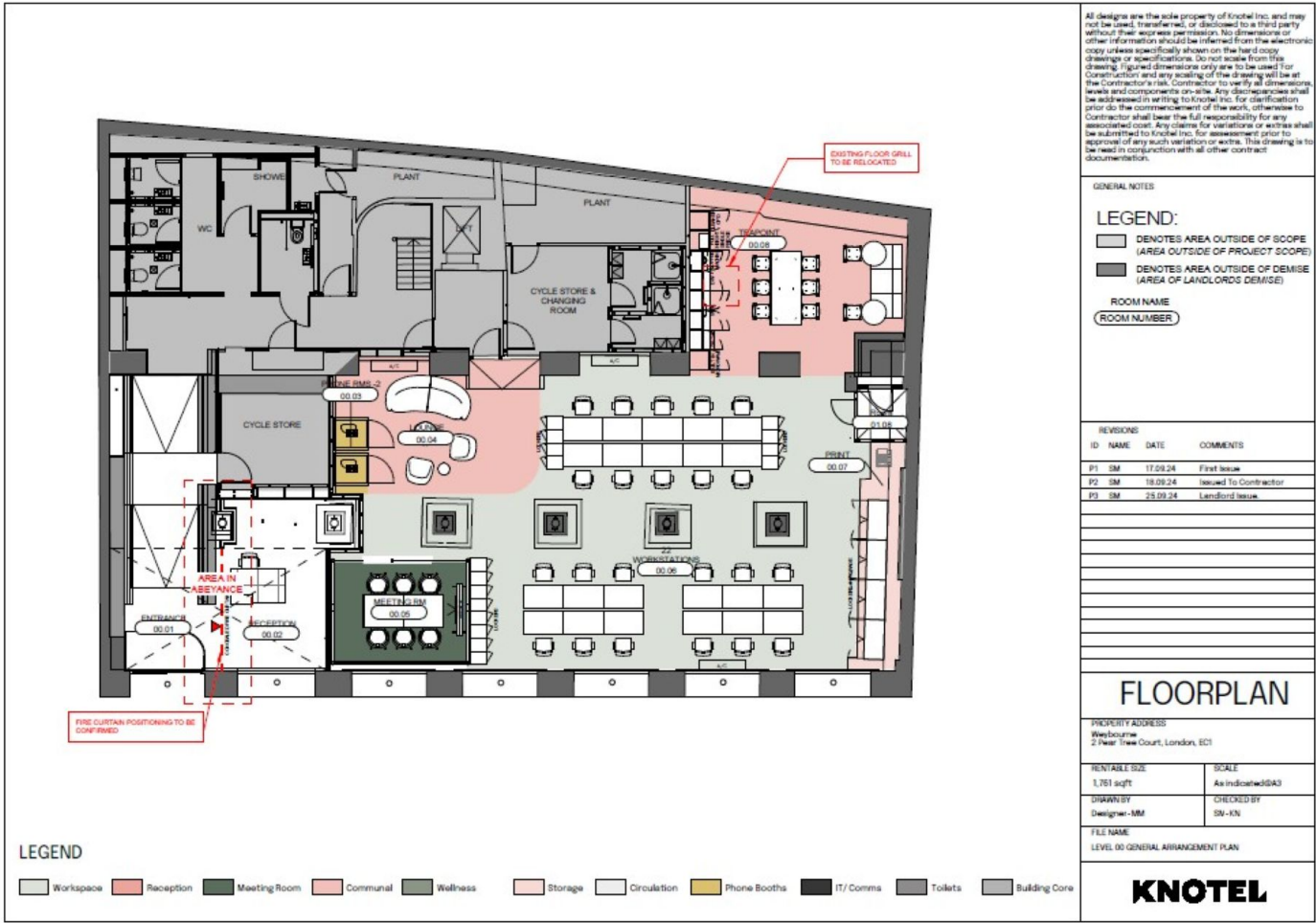
Floor: **1st Floor**

Size (NIA) : **3,102 Sq Ft**

Desks: **30**

Meeting Rooms: **3**

Floor plan not to scale.



Floor Plan

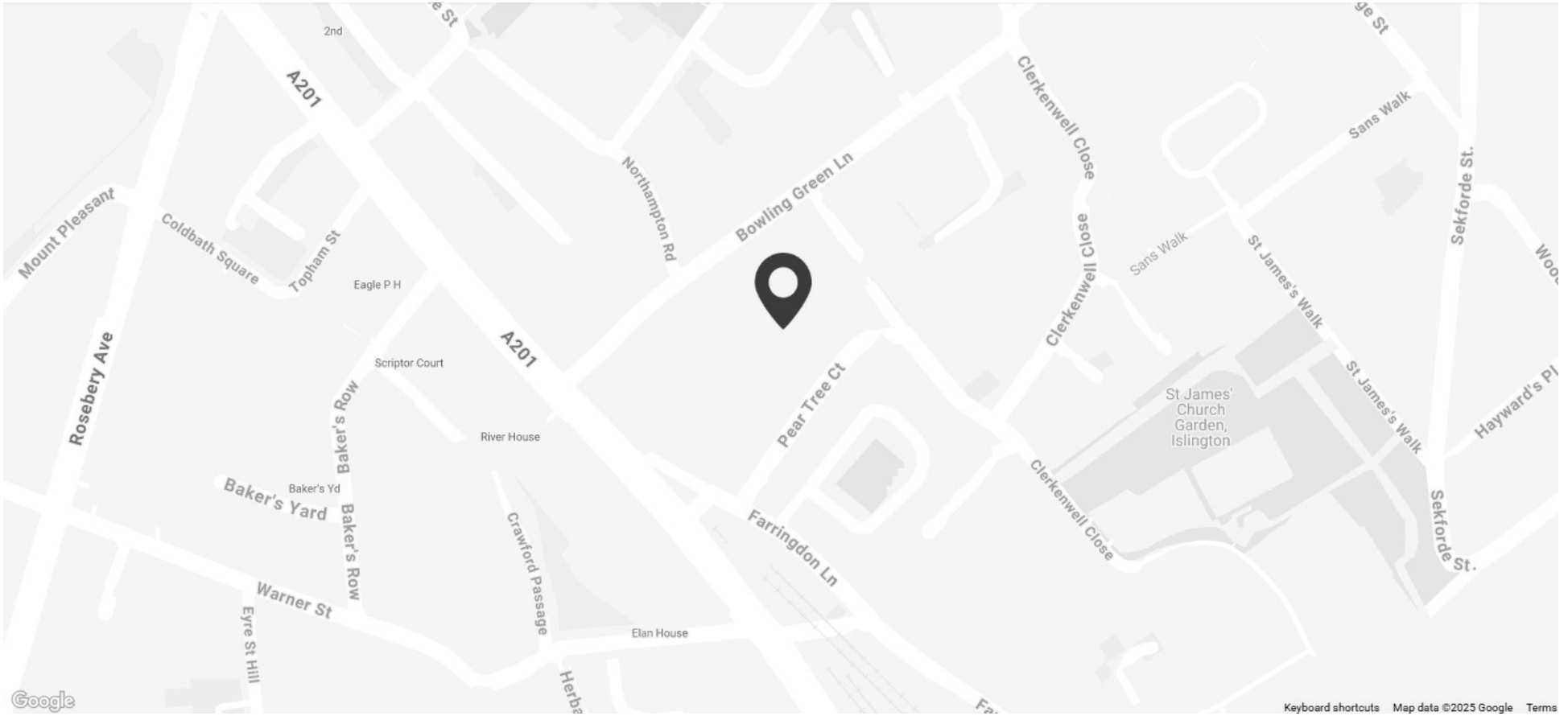
Floor: **Ground Floor**

Size (NIA) : **1,761 Sq Ft**

Desks: **22**


Meeting Rooms: **1**


Floor plan not to scale.




Leasing Agent Contact Information :


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