


# Grafonola

102 – 108 CLERKENWELL ROAD

DUPLEX SHOWROOM / OFFICE OPPORTUNITY

FARRINGTON EC1





# 3,864 - 4,154 sq ft duplex opportunity

A highly prominent, self contained space at the heart of Clerkenwell over two floors. This space can be adapted for either creative workspace or as a phenomenal, flagship showroom benefitting from a prominent window frontage.

An array of configurations are available for discussion depending on your needs.



Grafonola



Grafonola



Indicative CGI of tenant Cat B on the Lower Ground floor

# Floorplans

## EXISTING LAYOUT

TOTAL

3,864 sq ft  
359 sq m

G

OFFICE NIA

1,387 sq ft  
129 sq m

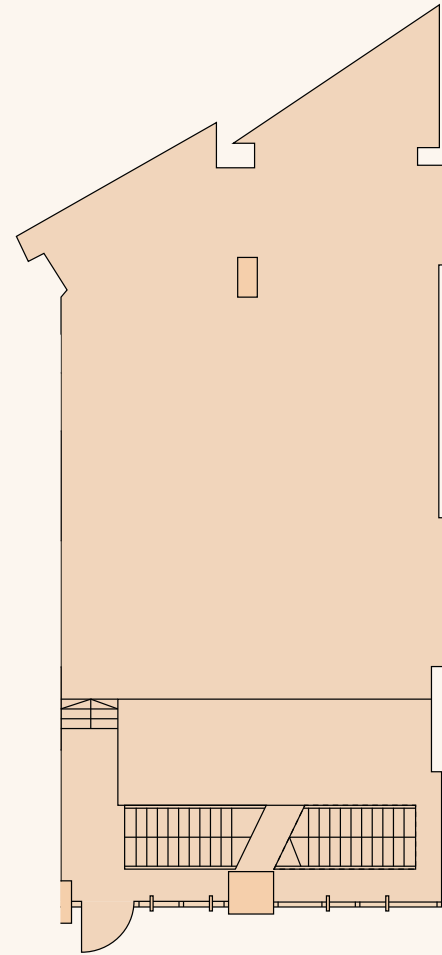
LG

OFFICE NIA

2,477 sq ft  
230 sq m

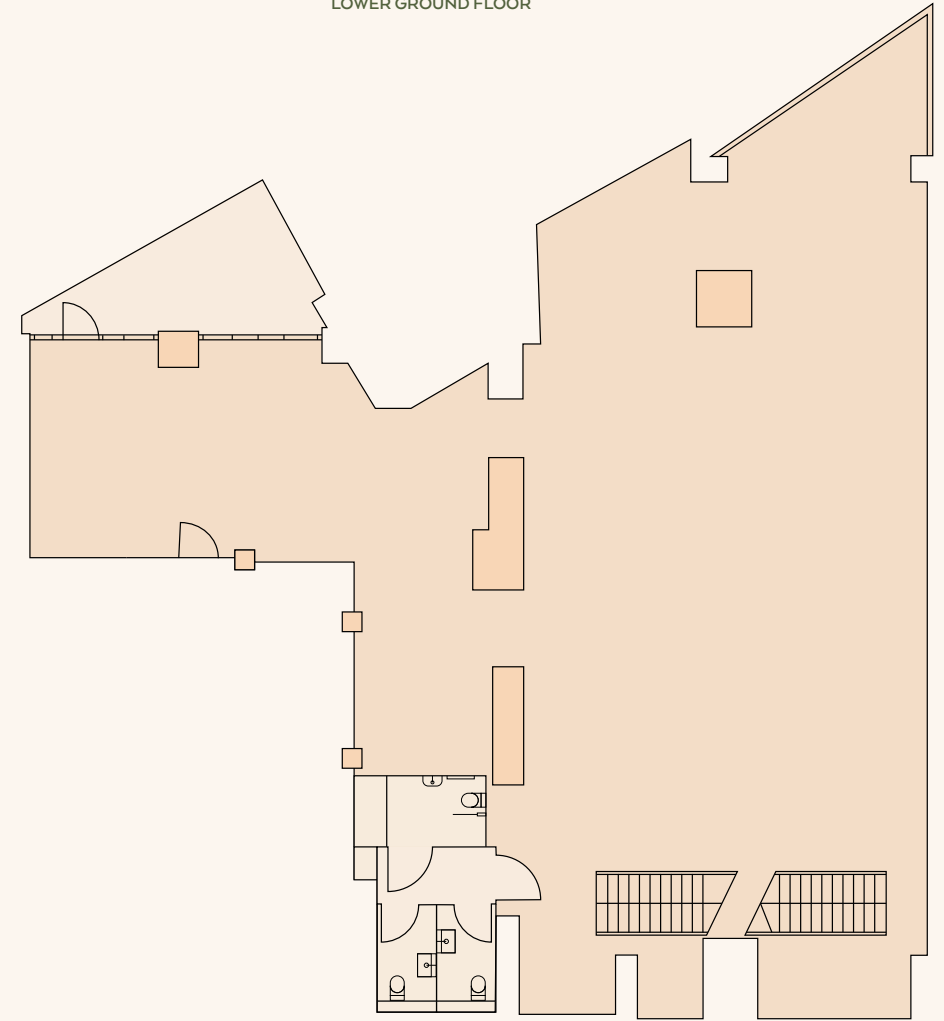
Grafenøla

GROUND FLOOR



CLERKENWELL ROAD

LOWER GROUND FLOOR



CLERKENWELL ROAD

# Floorplans

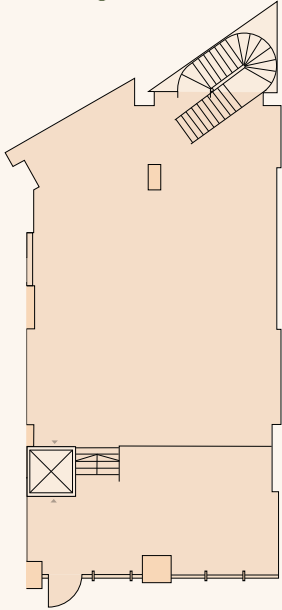


## SHOWROOM OPTION

TOTAL NIA  
c. 4,154 sq ft | 386 sq m

### G

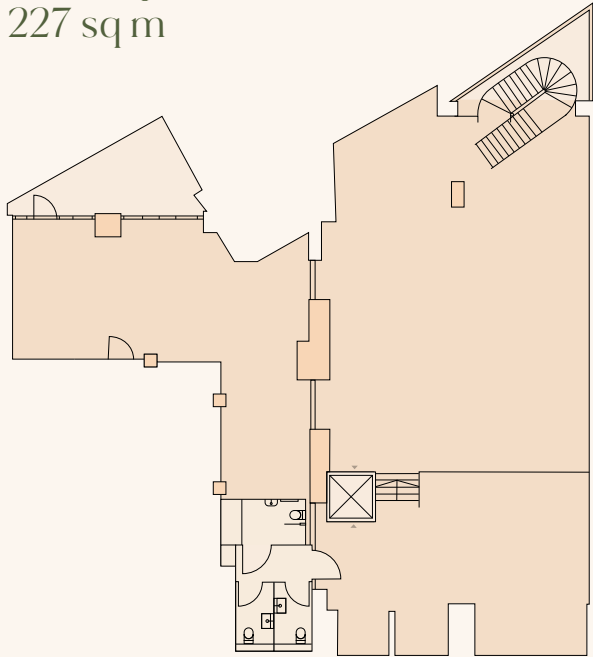
OFFICE NIA  
1,711 sq ft  
159 sq m



CLERKENWELL ROAD

### LG

OFFICE NIA  
2,443 sq ft  
227 sq m



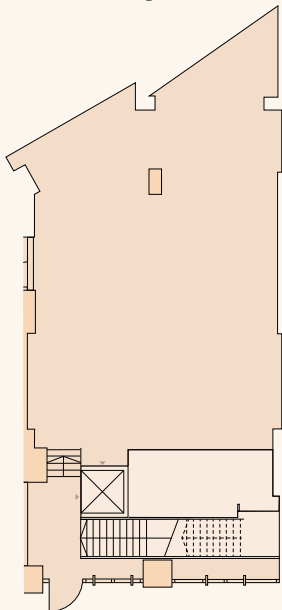
CLERKENWELL ROAD

## WORKSPACE OPTION

TOTAL NIA  
c. 3,907 sq ft | 363 sq m

### G

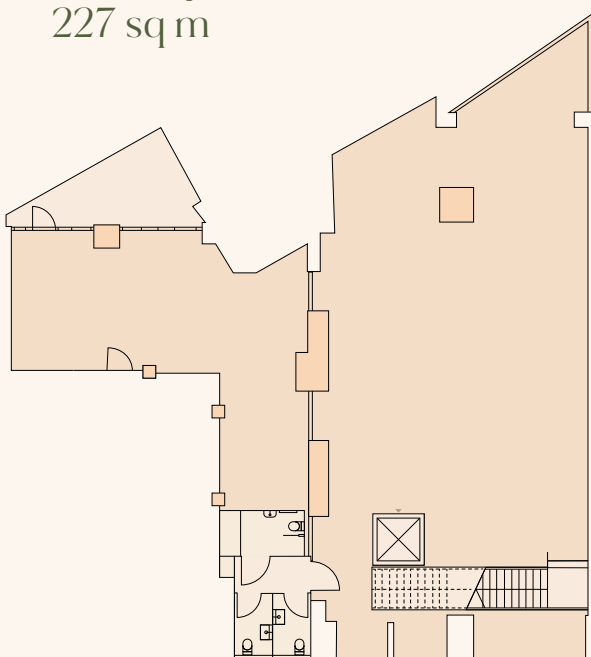
OFFICE NIA  
1,464 sq ft  
136 sq m



CLERKENWELL ROAD

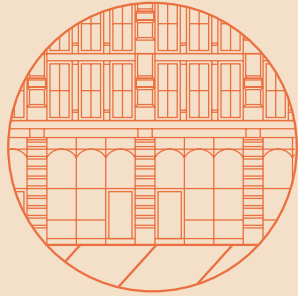
### LG

OFFICE NIA  
2,443 sq ft  
227 sq m

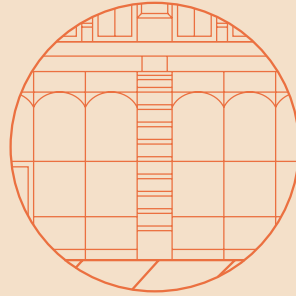


CLERKENWELL ROAD

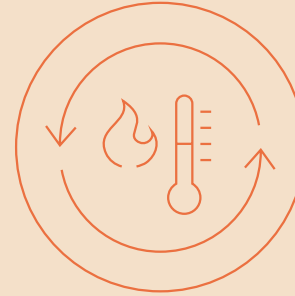
# The Specification



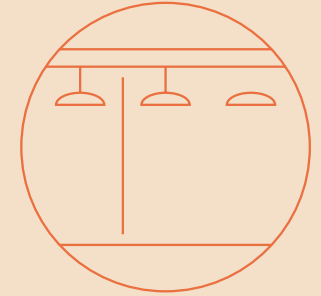
Self Contained  
Entrance'



Prominent  
window frontage



Heat recovery via the  
mechanical ventilation system (MVHR)  
is designed to improve efficiency, whilst  
providing fresh air to the space



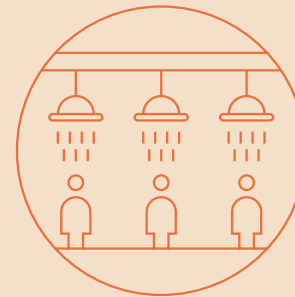
3.0-3.9 m  
floor to ceiling heights



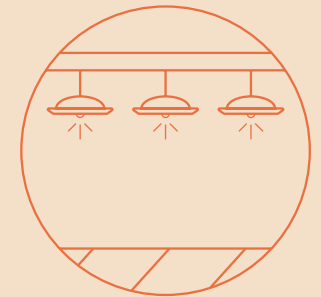
Upfront embodied carbon in construction:  
290 kg CO<sub>2</sub>e/m<sup>2</sup> in the restoration  
compared with 1,000-1,500 kg CO<sub>2</sub>e/m<sup>2</sup>  
for typical new build offices (LETI)



Mechanical, filtered fresh air  
& VRF air conditioning



Self contained  
W/C and a shower



Low-energy  
LED lighting



# On Your Doorstep



# Dining

1. Fare
2. Moro
3. Pizza Pilgrims
4. Spinach & Agushi
5. Taqueria
6. La Petite Ferme
7. The Quality Chop House
8. Caravan
9. The Drunken Butler
10. Sessions Arts Club
11. Ibérica
12. Granger & Co. Clerkenwell
13. Sushi Tetsu
14. Compton
15. Breddos Tacos
16. Laksa
17. Luca
18. Brutto
19. Smiths of Smithfield
20. Gaucho
21. St John Restaurant
22. Le Café du Marché
23. Côte Barbican
24. The Jugged Hare
25. Apulia
26. Club Gascon
27. Paternoster Chop House

Grafonola



# Bars & Cafés

1. Easton Clerkenwell
2. Veggie Pret
3. Gail's
4. The Wilmington
5. Briki
6. The Peasant
7. The Sekforde
8. Powerhouse Coffee
9. The Crown Tavern
10. L Terroni & Sons
11. The Green
12. EC1 Coffee House
13. The Slaughtered Lamb
14. Brew Dog
15. 1920 Bar
16. Sutton Arms
17. Clerkenwell & Social
18. The Gibson
19. The Holy Tavern
20. Bench
21. Simmons Bar
22. Oriole Bar
23. Ye Olde Mitre
24. Bounce Farringdon

Grafonola



# Green Spaces

1. St George's Gardens
2. Brunswick Square Gardens
3. Coram's Field Pitches
4. St Andrew's Gardens
5. St James's Church Gardens
6. Lincoln's Inn Fields
7. Charterhouse Square
8. Thomas More Residents Garden
9. Smithfield Rotunda Garden
10. Postman's Park



# Exceptional Connections

A building connected to the world. Direct and rapid access to all of London and the Capital's four main airports.

Extensive cycle, tube and bus links sit seconds from the building.

The Elizabeth Line and Thameslink allow for easy travel from Farringdon in all directions.

-  Circle
-  Hammersmith & City
-  Metropolitan
-  Northern
-  District
-  Central
-  DLR
-  Elizabeth Line
-  National Rail

## Farringdon



ThamesLink /

## Chancery Lane



3 

11 

### National Rail / Underground (from Farringdon)

Tottenham Court Road	2
----------------------	---

King's Cross	3
--------------	---

Liverpool Street	5
------------------	---

Euston	5
--------	---

Paddington	8
------------	---

City Airport	23
--------------	----

Heathrow	31
----------	----

Gatwick	43
---------	----

Stansted	61
----------	----

### Thameslink (from Farringdon)

St Pancras International	9
--------------------------	---

Source: TFL

# Elizabeth Line



- Metropolitan
  Circle
  District
  Jubilee
  Overground
- Hammersmith & City
  Northern
  Central
  DLR
  National Rail

Source: TFL



Trattoria Brutto

Grafonola



Clerkenwell & Social



BrewDog

## Bars & Restaurants

Clerkenwell offers a superb selection of places to eat and drink, ranging from iconic establishments to innovative new hangouts.

# Spectacularly authentic local amenities



The Holy Tavern



Exmouth Market





Clerkenwell street scene



Laksa



Clerkenwell dining

# Future



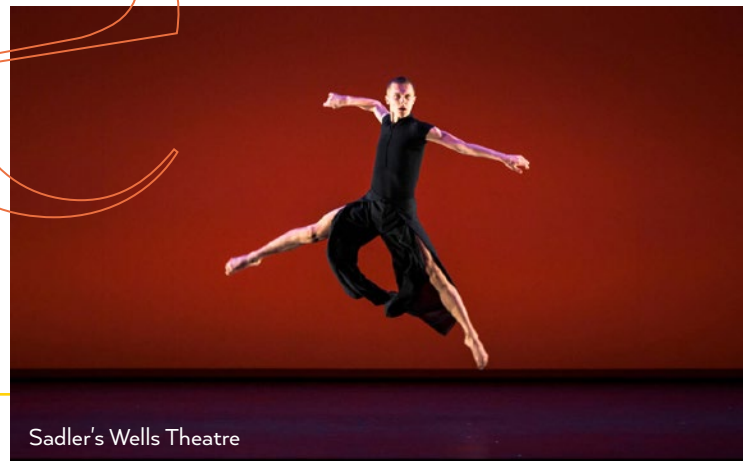
The Conservatory, Barbican Centre



The new Museum of London at Smithfield Market



Fidelio Café



Sadler's Wells Theatre



Charles Dickens Museum

# The Team

## Louis de Soissons

### Architect

Louis de Soissons is an Architectural Practice with over 100 years of commercial excellence, we are constantly evolving to deliver quality and innovation throughout our client's projects.

James Greenaway, our Director of Architecture, has a proven history of developing unique architecture within London having delivered workspace schemes for the AJ100 practice BGY over the previous 15 years.

“Creating places people want to work, meet, and collaborate within, is now more important than ever before, given the choice of home & office workspaces available. We believe that each building should have a bespoke, stand-out vision and Grafonola's rich heritage and awesome architecture gave us the perfect composition to build those ideas upon.”



### Developer

Kiri Properties is a global landlord active in both commercial and residential property sectors, with a decades-long presence in London. Driven by generational themes in urban development reflecting evolving demographics, lifestyles and transportation infrastructure, each Kiri property is selected for its potential to contribute positively to its local neighbourhood and community through ongoing enhancements and upgrades.

In 2019, Kiri acquired 102-108 Clerkenwell Road, with a vision to restore and transform it. We want to make the most of its heritage, superb views, and proximity to the new Farringdon Elizabeth Line Station and create a new neighborhood landmark. Kiri is proud that the completed project showcases the history of this local landmark, enhance the building's contemporary appeal and deliver a modern sustainable home for Clerkenwell's vibrant creative occupiers for years to come.



### Construction

CHP was founded in 1989 and is an experienced international construction consultancy specialising in project viability, procurement, financial control and cost management and has extensive experience delivering London office projects on time and budget.

The project has been led by James Morgan, a partner at CHP. The team have ensured that the building meets its cost, procurement and delivery targets.

# Get in Touch



A Development By



**James Heyworth-Dunne**

jhd@inglebytrice.co.uk  
07779 327 071

**Michael Raibin**

mr@compton.london  
07880 795 679

**Veronika Sillitoe**

v.sillitoe@inglebytrice.co.uk  
07966 029 048

**Sonia Oberoi**

so@compton.london  
07483 882 598

## grafonola.london

Ingleby Trice and Compton on their behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Ingleby Trice and Compton has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. This proposal is believed to be correct at the date of publication but its accuracy is in no way guaranteed, neither does it form part of any contract. You should take all appropriate professional advice including premises details and financial/rental information. All areas, measurements and dimensions are approximate. CGI renders shown are for illustrative purposes only. Issued Q1 2025.