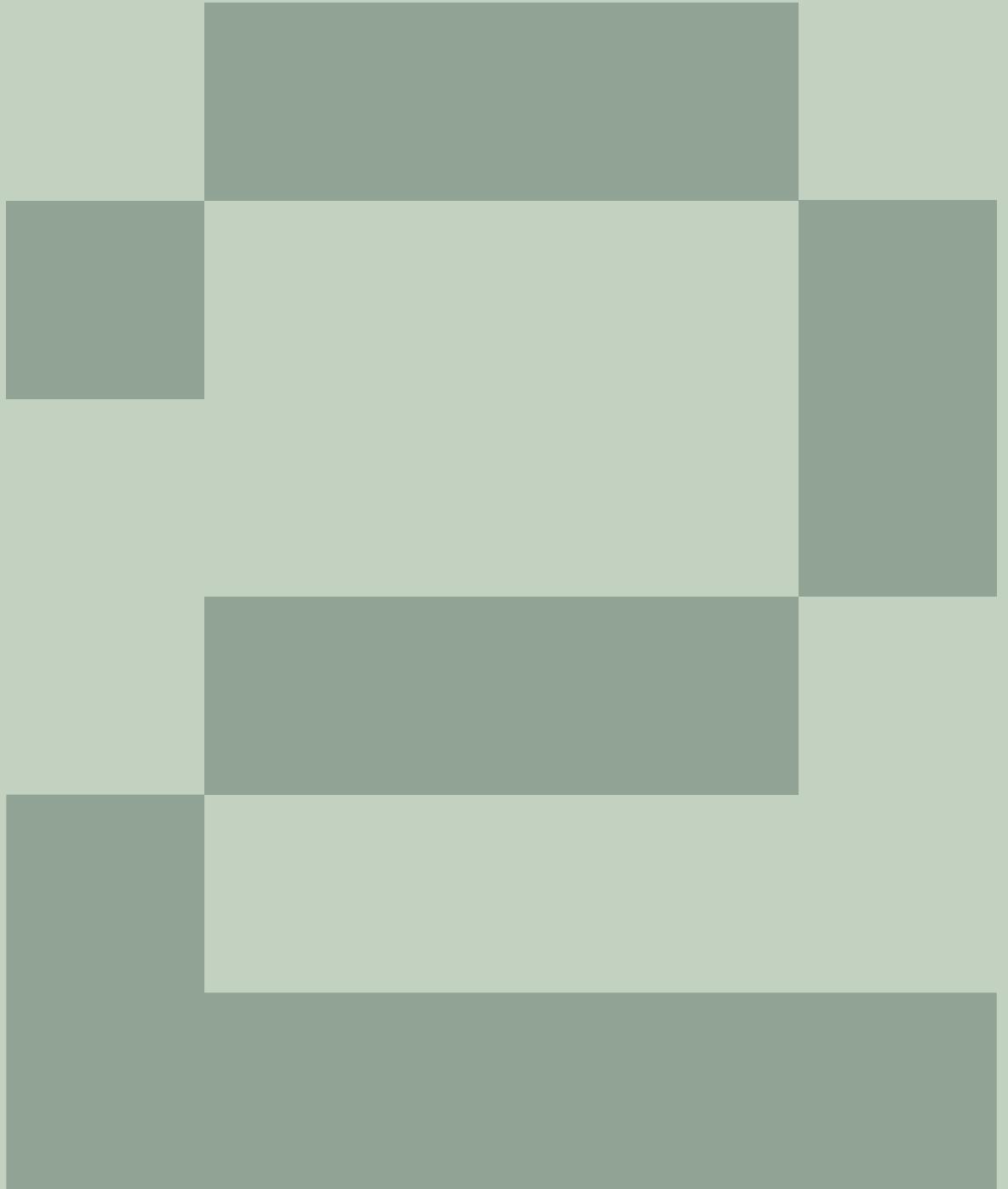


Pear Tree Court EC1

Fully fitted offices
from 1,761-8,246 sq ft

2peartreecourt.com



Ready
to work





Original warehouse with beautiful heritage elements, combined with modern functional twists... inspired by the past, made for the future.

Specification & Accommodation



All floors fully fitted and furnished



Available traditional or managed



Flexible floorplates flooded with natural light



Original sash windows



Exposed ceiling with Linear LED lighting



Excellent floor to ceiling heights



Double Height Reception



BREEAM – Very Good



17 bike racks and lockers



3 x showers



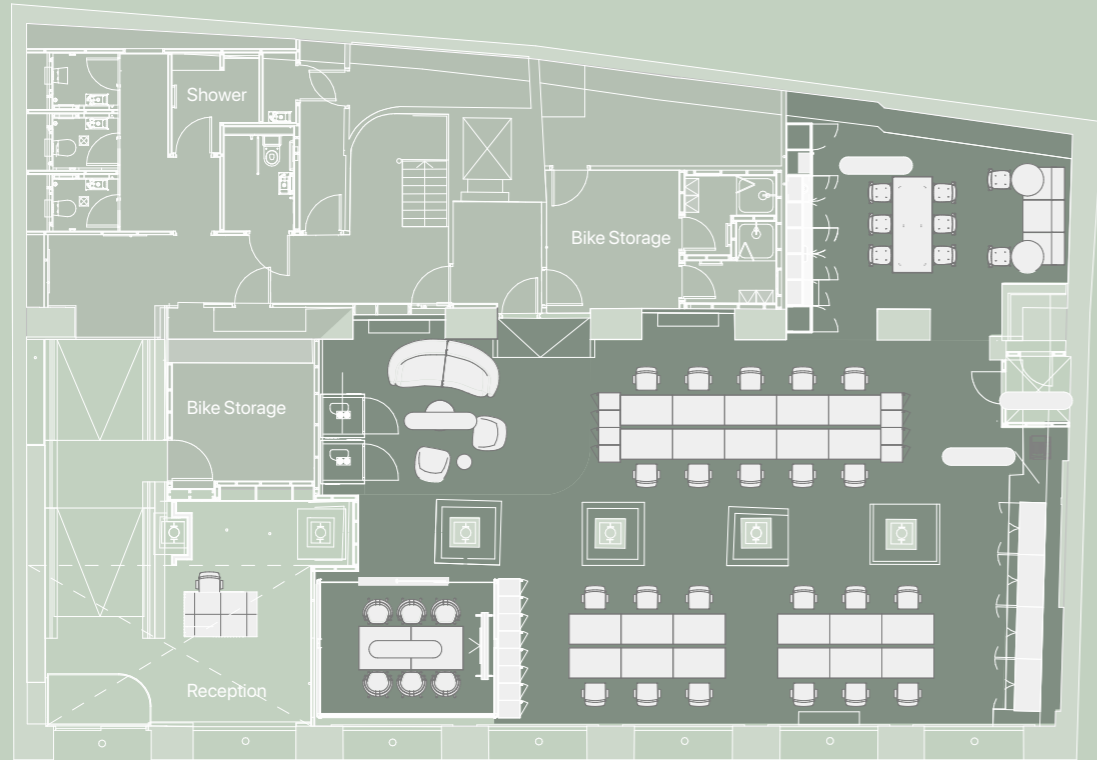
Passenger lift

FLOOR	SQ FT	SQ M	AVAILABILITY
FOURTH MEZZANINE	1,067	99.1	AVAILABLE
FOURTH	2,316	215.2	AVAILABLE
THIRD	-	-	UNDER OFFER
SECOND	-	-	LET
FIRST	3,102	288.2	AVAILABLE
GROUND	1,761	163.6	AVAILABLE
TOTAL AVAILABLE	8,246	766.1	



GROUND FLOOR - 1,761 SQ FT

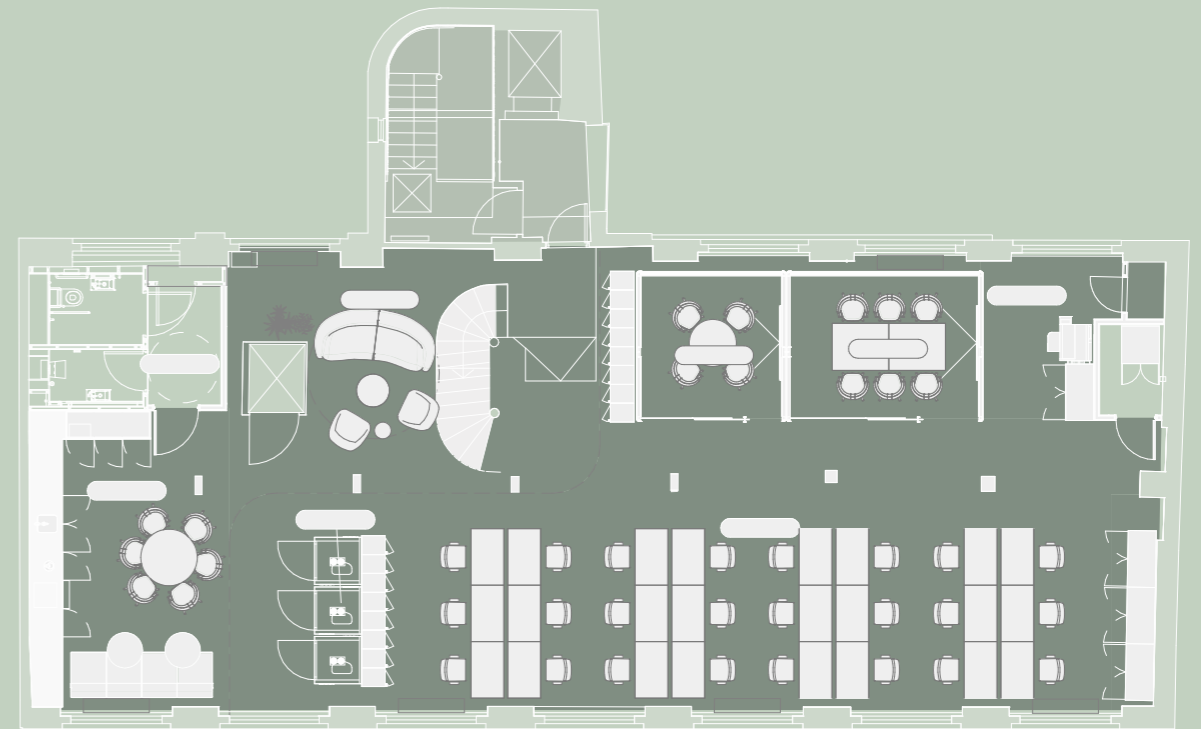
22 WORKSTATIONS 1 MEETING ROOM 1 TEA POINT
● LETTABLE AREA ○ COMMUNAL AREAS



Entrance

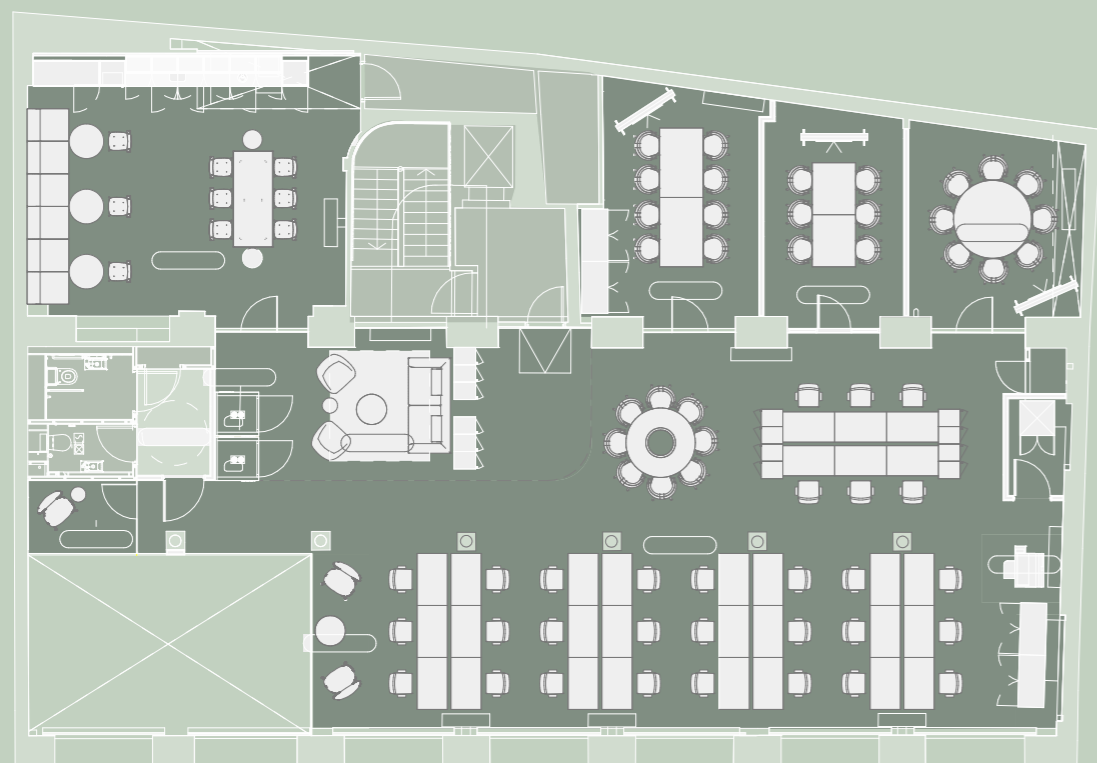
FOURTH FLOOR - 2,316 SQ FT

24 WORKSTATIONS 2 MEETING ROOMS 1 TEA POINT
● LETTABLE AREA ○ COMMUNAL AREAS



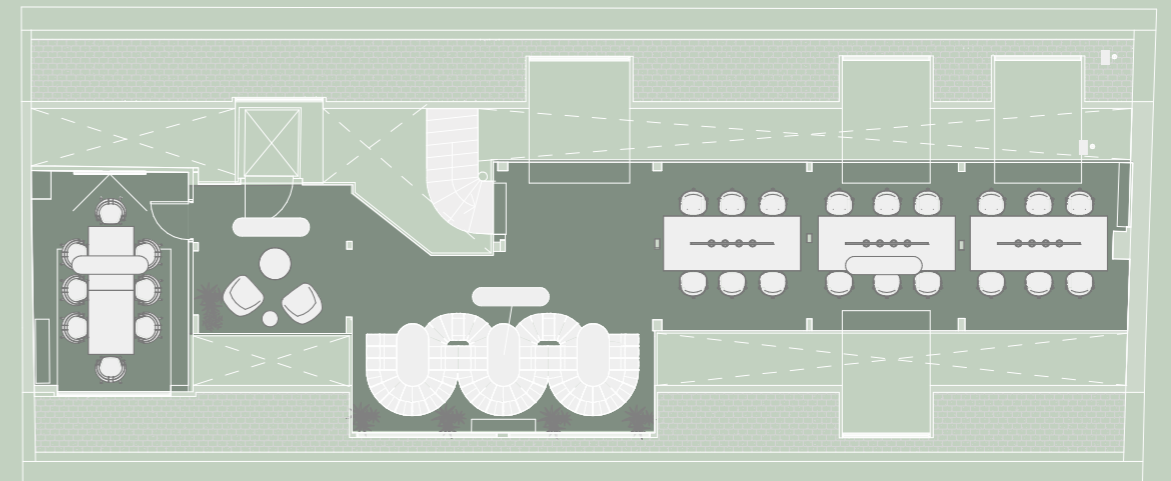
FIRST FLOOR - 3,102 SQ FT

30 WORKSTATIONS 3 MEETING ROOMS 1 TEA POINT
● LETTABLE AREA ○ COMMUNAL AREAS



FOURTH FLOOR MEZZANINE - 1,067 SQ FT

18 WORKSTATIONS 1 MEETING ROOM 1 TEA POINT
● LETTABLE AREA ○ COMMUNAL AREAS



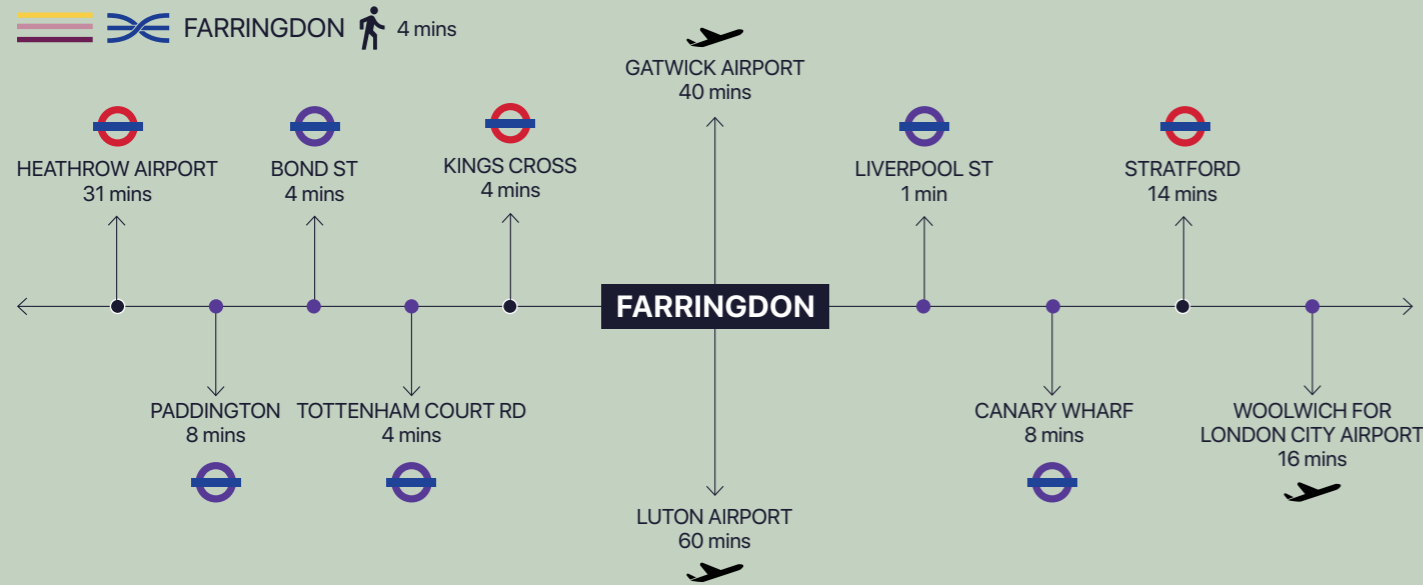






Transport & Location

- 1. Exmouth Market
- 2. Leather Lane Market
- 3. Clerkenwell Green
- 4. Dans Le Noir
- 5. The Eagle
- 6. The Slaughtered Lamb
- 7. Granger & Co
- 8. Café du Marche
- 9. Luca
- 10. Hix
- 11. Smithfield Market
- 12. St John
- 13. Bounce
- 14. Club Gascon
- 15. Bleeding Heart Yard
- 16. The New Gymbox
- 17. Exmouth Grind
- 18. Department of Coffee & Social Affairs
- 19. The Fence
- 20. Pure Gym



A SHORT WALK AWAY



Diverse



1. The Crown Tavern



3. Coin Laundry



2. Exmouth Market



4. Farringdon Underground Station



5. Barbican



6. Cafe Kick



7. KIN



8. Quality Chop House



9. The Exmouth Arms

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