

To Let

Herbal House, 10 Back Hill, London, Greater London, EC1R 5EN

14,710 to 44,036 sq ft

- 105,000 sq ft redevelopment
- Iconic warehouse
- Flexible workspace
- 2018 Crossrail



Location

Herbal House is situated in the heart of Clerkenwell, just off Clerkenwell Road and within a short walk of Leather Lane, Exmouth Market and Smithfield Market.

Herbal House is well connected with Farringdon Crossrail Station a 5 minute walk which provides links to the Hammersmith & City, Metropolitan and Circle lines as well as National Rail services providing North / South connectivity to St Pancras, north and south London as well as linking to Luton Airport, Gatwick Airport and Brighton amongst a number of other suburban locations.

In 2018 the Elizabeth Line will run through Farringdon, providing 140 trains per hour including regular services from Canary Wharf (9 minutes) to Heathrow (30 minutes).

Chancery Lane Underground Station is 9 minutes' walk from the building giving access to the Central Line.

Overview

Herbal House is a British Media icon. The building has played many roles in its lifetime; it has been a print HQ for The Daily Mirror, an artists studio, a back drop for music videos and as home to The London School of Printing at Central St Martins. This stunning red brick 1920s warehouse has been comprehensively refurbished by Allied London and Aerium. Herbal House is a new concept of flexible workspace, reviving one of London's most iconic pieces of industrial architecture. The re-design and refurbishment of the Herbal House has been influenced by its location, environment, future uses and to maintain the fabric of the building itself, thereby creating a new standard of industrial based workspace in central London. In total Herbal House comprises 115,000 sq ft of space, with over 100,000 sq ft devoted to workspace.

Arranged over ten floors with flexible floorplates from 2,800 sq ft to 15,000 sq ft. Features have been stripped back to the original materials and made good to maintain the unique character of the building. Original features have been retained and refurbished meaning that the heritage of Herbal House is celebrated while creating spaces that have all the key features of a modern workspace.

Terms

New lease for a term by arrangement

Viewings

Through sole agents JLL

Specification

- 1920's warehouse building
- A building of great character
- Finished to shell condition
- Excellent natural light
- Openable Crittal windows
- Excellent floor to ceiling height
- Design density capable of 1:8 m sq
- Impressive manned reception
- 3 passenger lifts
- Showers, lockers and bike storage facilities

EPC

Available upon request.

Rent

Available on Request

Business Rates

Rates Payable (2018/2019): £22 per sq ft

Service Charge

£9.66 per sq ft



Contacts

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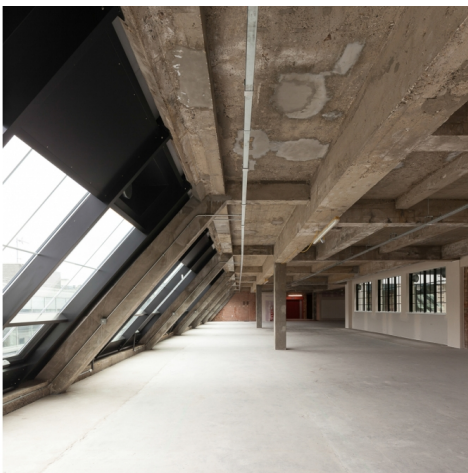
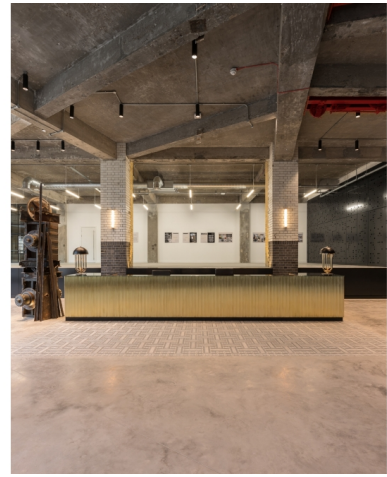
Accommodation

| Floor / Unit | Size | Availability |
|--------------|--------------|--------------|
| 6th | 2,796 sq ft | Let |
| 5th | 5,757 sq ft | Let |
| 4th | 14,170 sq ft | Available |
| 3rd | 14,658 sq ft | Available |
| 2nd | 15,203 sq ft | Under offer |
| 1st | 15,208 sq ft | Available |
| Upper Ground | 7,233 sq ft | Let |
| Ground | 10,000 sq ft | Let |
| Lower Ground | 13,254 sq ft | Let |
| Basement | 6,544 sq ft | Let |

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For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.



HERBAL

- HOUSE -

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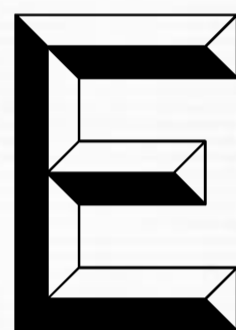
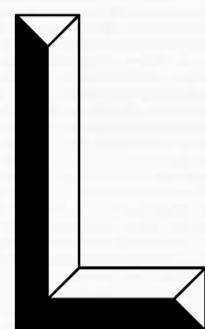
EELS

ICONIC · BRITISH · DESIGN



HERBAL

-HOUSE-



SCHEDULE OF AREAS



- Sixth Level
- Fifth Level
- Fourth Level
- Third Level
- Second Level
- First Level
- Upper Ground Level
- Ground Level
- Lower Ground Level
- Basement Level

Workspace – Sixth Level

Workspace – Fifth Level

Workspace – Fourth Level

Workspace – Third Level

Workspace – Second Level

Workspace – First Level

Upper Reception

Workspace – Upper Ground Level

Workspace – Ground Level

Workspace – Lower Ground Level

Workspace – Basement Level

Totals

Total Building

Total Workspace and Reception

Total Workspace

Total Lower 4 Levels Workspace -

Total Remaining Workspace (excl



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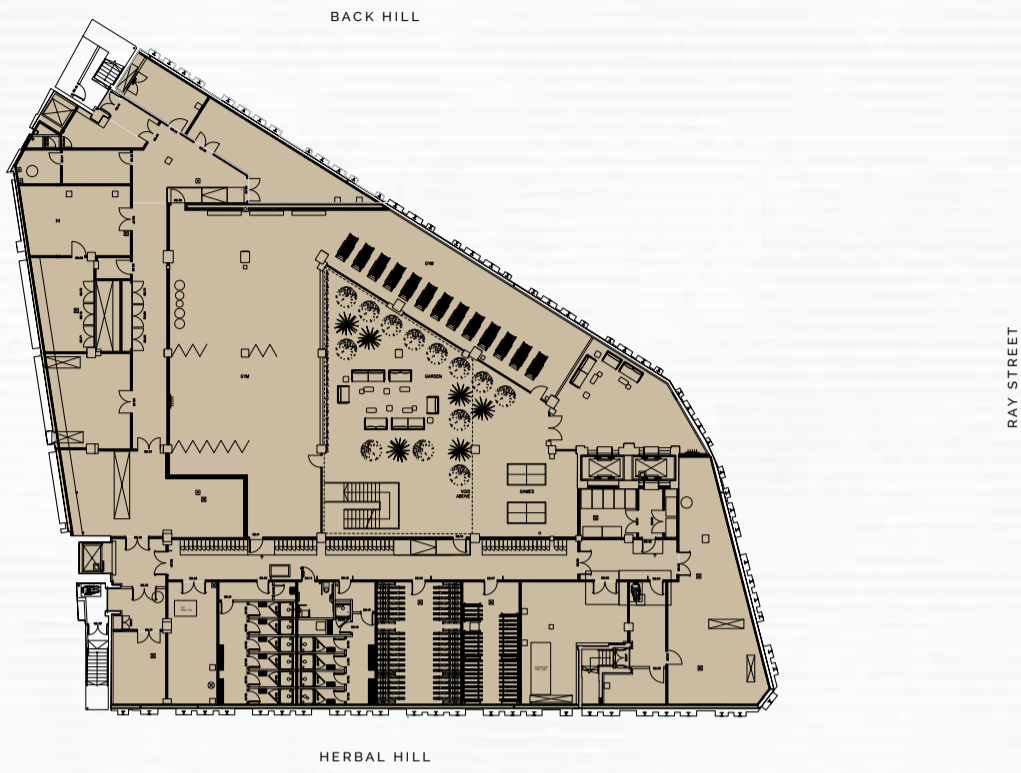


P L

BASEMENT LEVEL SPACE PLANS

595 sq m - 6,405 sq ft

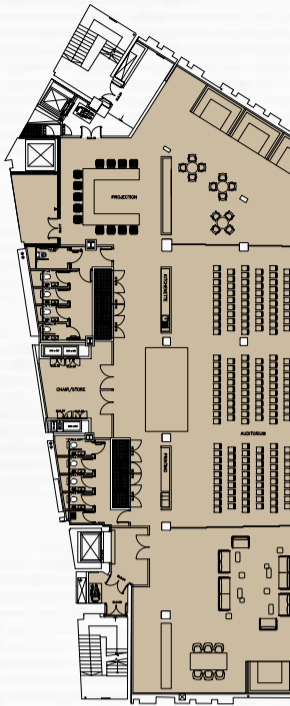
Single Occupancy



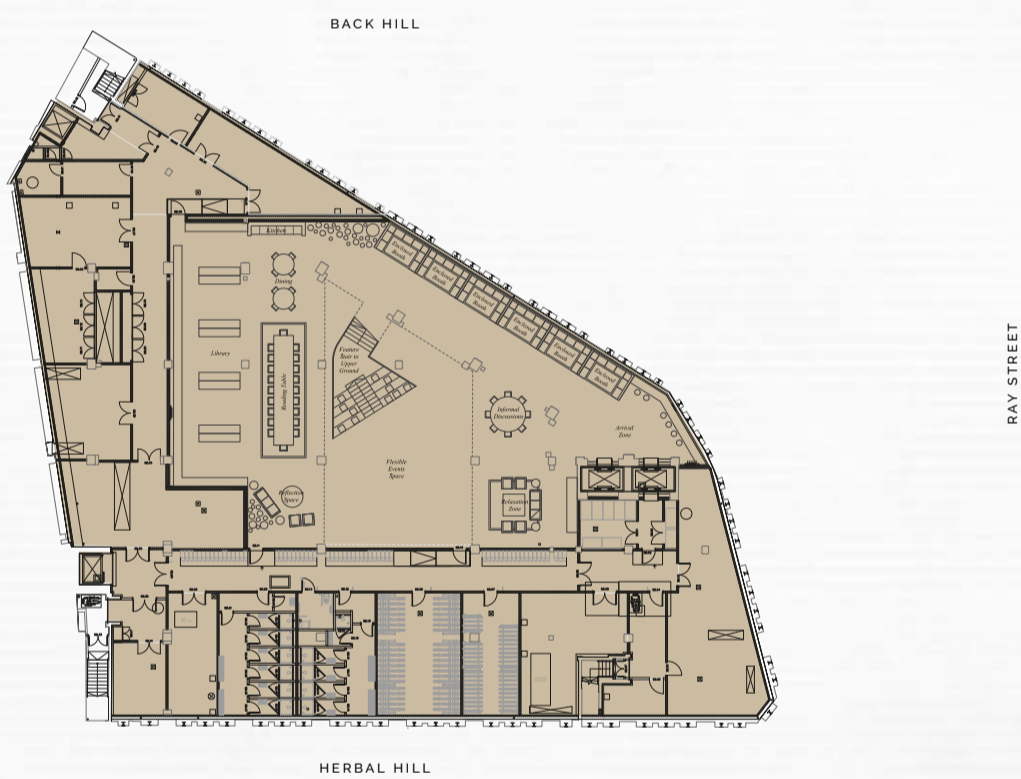
LOWER GROUND SPACE PLAN C

1,235 sq m - 13,293 sq ft

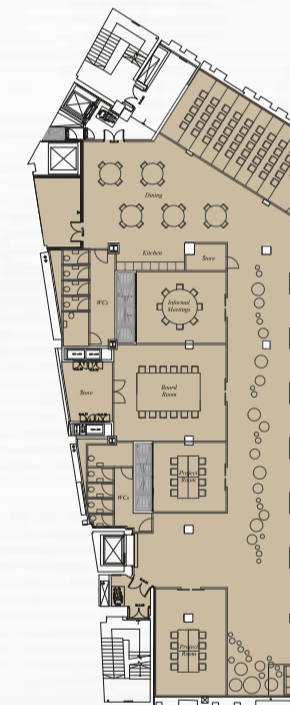
Single Occupancy



Dual Occupancy



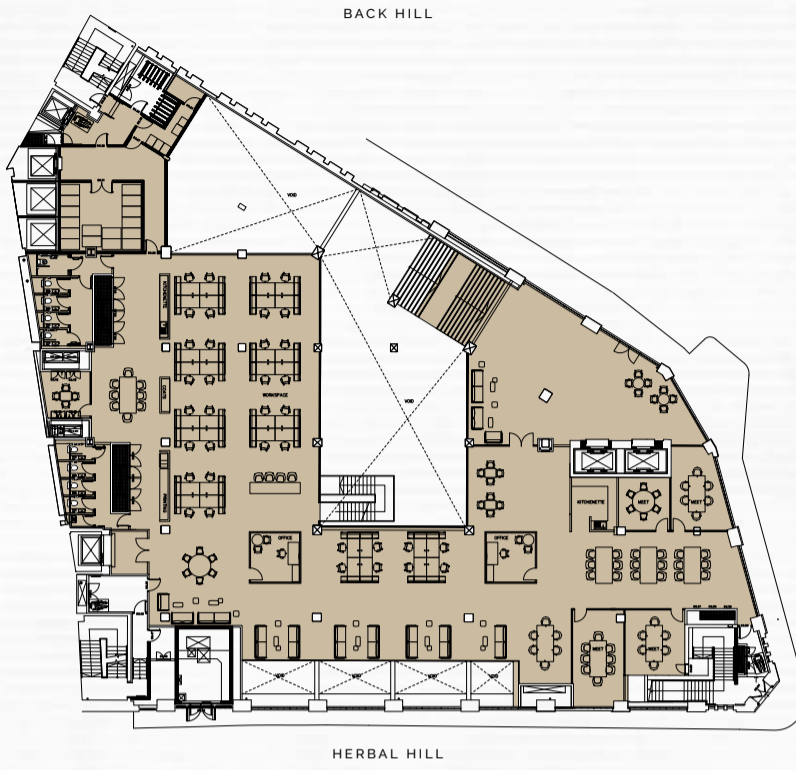
Dual Occupancy



GROUND LEVEL SPACE PLAN OPTIONS

935 sq m - 10,064 sq ft

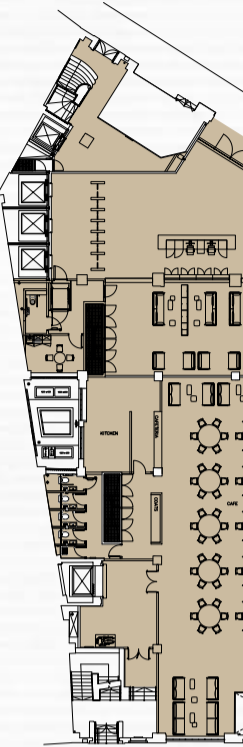
Single Occupancy



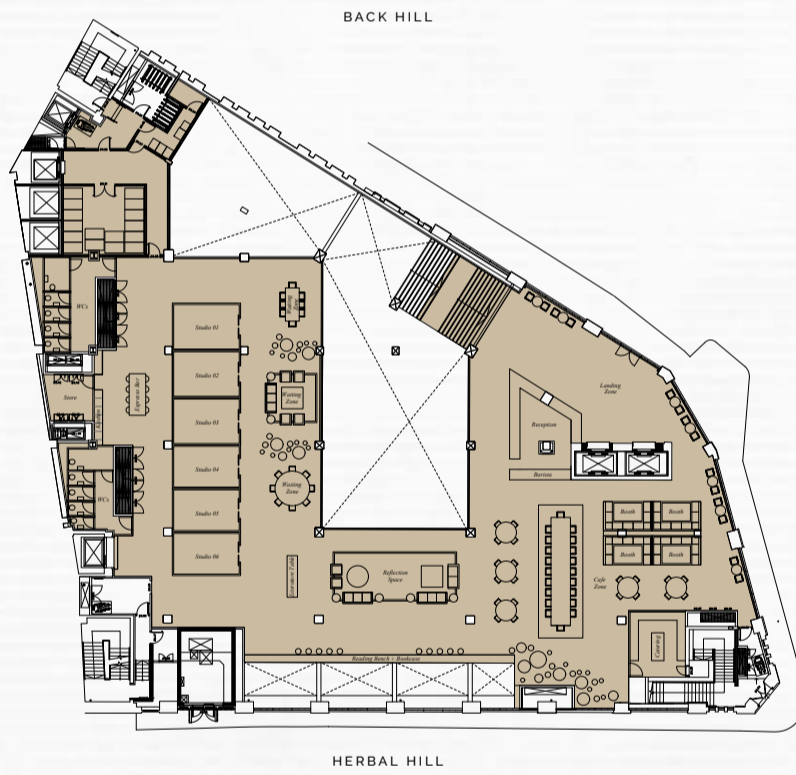
UPPER GROUND SPACE PLAN C

668 sq m - 7,190 sq ft

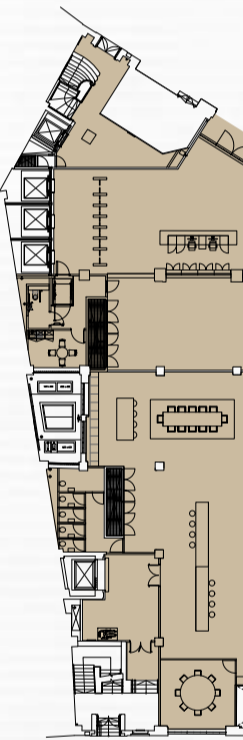
Single Occupancy



Dual Occupancy



Dual Occupancy



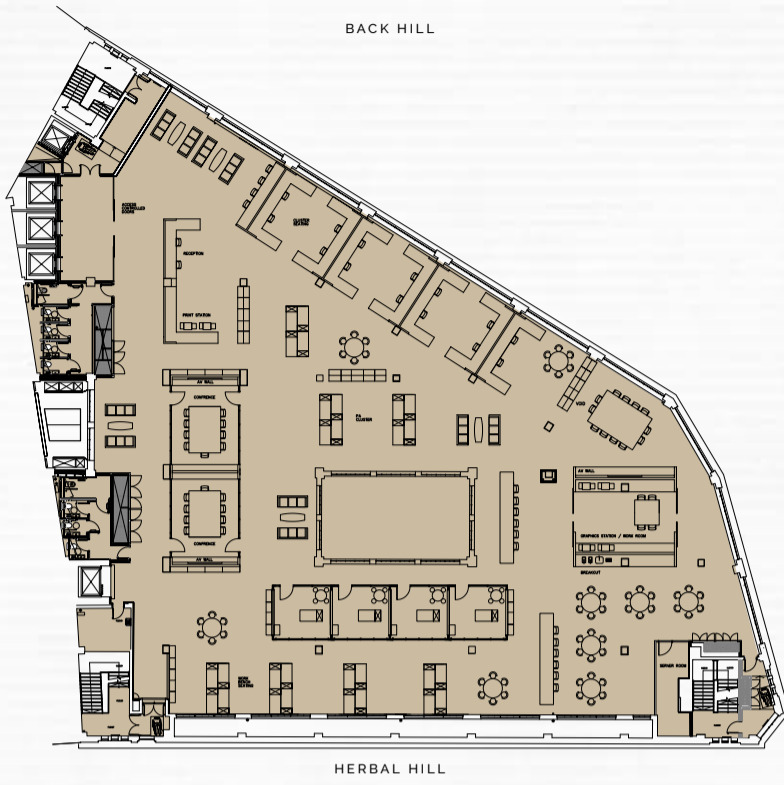
TYPICAL UPPER LEVEL SPACE PLAN OPTIONS

1,300 to 1414 sq m / 13,993 to 15,220 sq ft

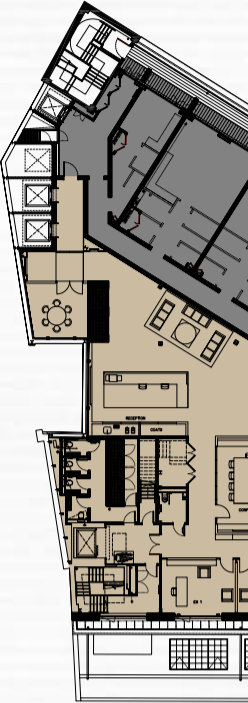
FIFTH & SIXTH SPACE PLAN O

5) 537 sq m - 5,780 sq ft / 6) 265 sq m - 2,852 sq ft

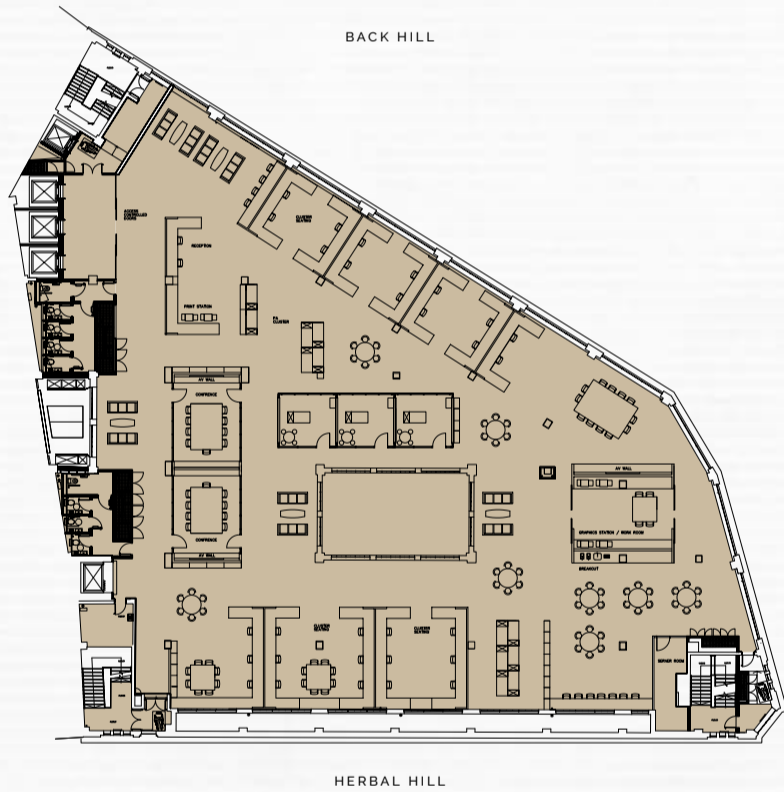
Option 1



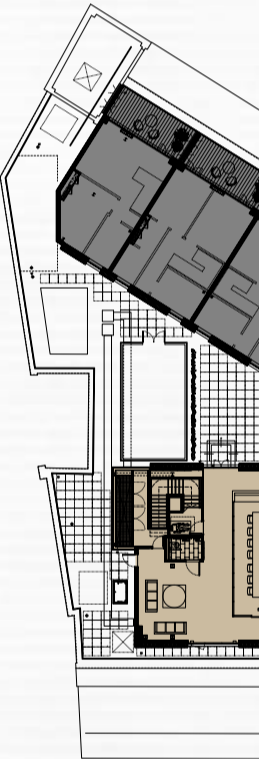
Fifth Level



Option 2



Sixth Level

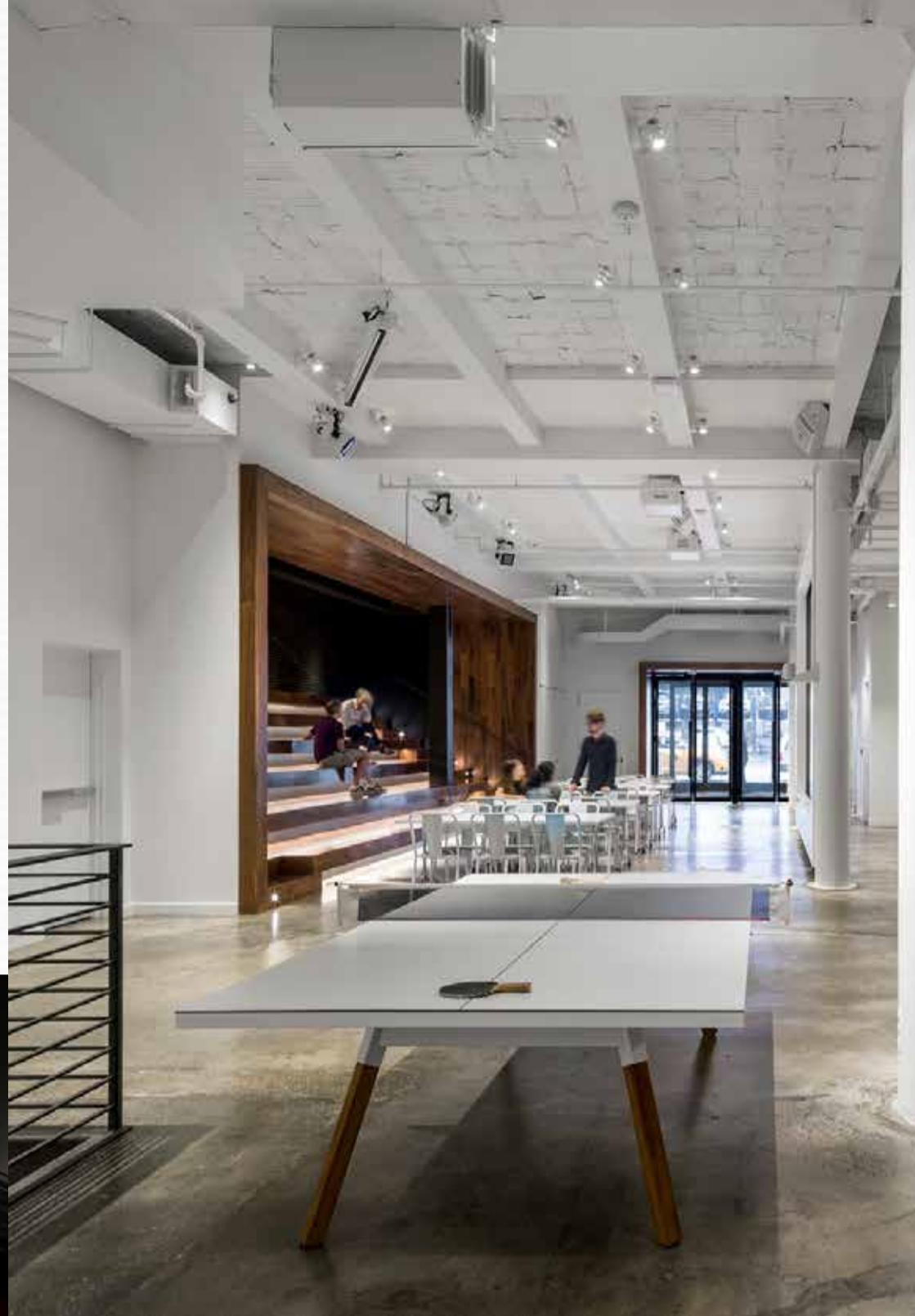






Entrances and Receptions: double height main reception area with direct entrances from Back Hill at upper ground level and Ray Street at ground floor level. A third secondary entrance is situated at upper ground level from Herbal Hill.

Glazing: the existing windows and metal panels will be replaced with new crittall style double glazed windows and spandrel panels to match. The internal brickwork will remain. New external steel glazing and new aluminium roof lights will be double glazed glass.



Lifts: the building contains a total of three passenger lifts, two passenger lifts, one residential lift for the top levels and one lift for workspace and low

Floor and Ceiling: the structural levels within the building allow for a raised floor (Cat A) of approx. 150mm appropriate for power and data cabling. The height of the structural floors facilitates a suspended ceiling mounted ventilation system if this is the preferred Cat A tenant option.

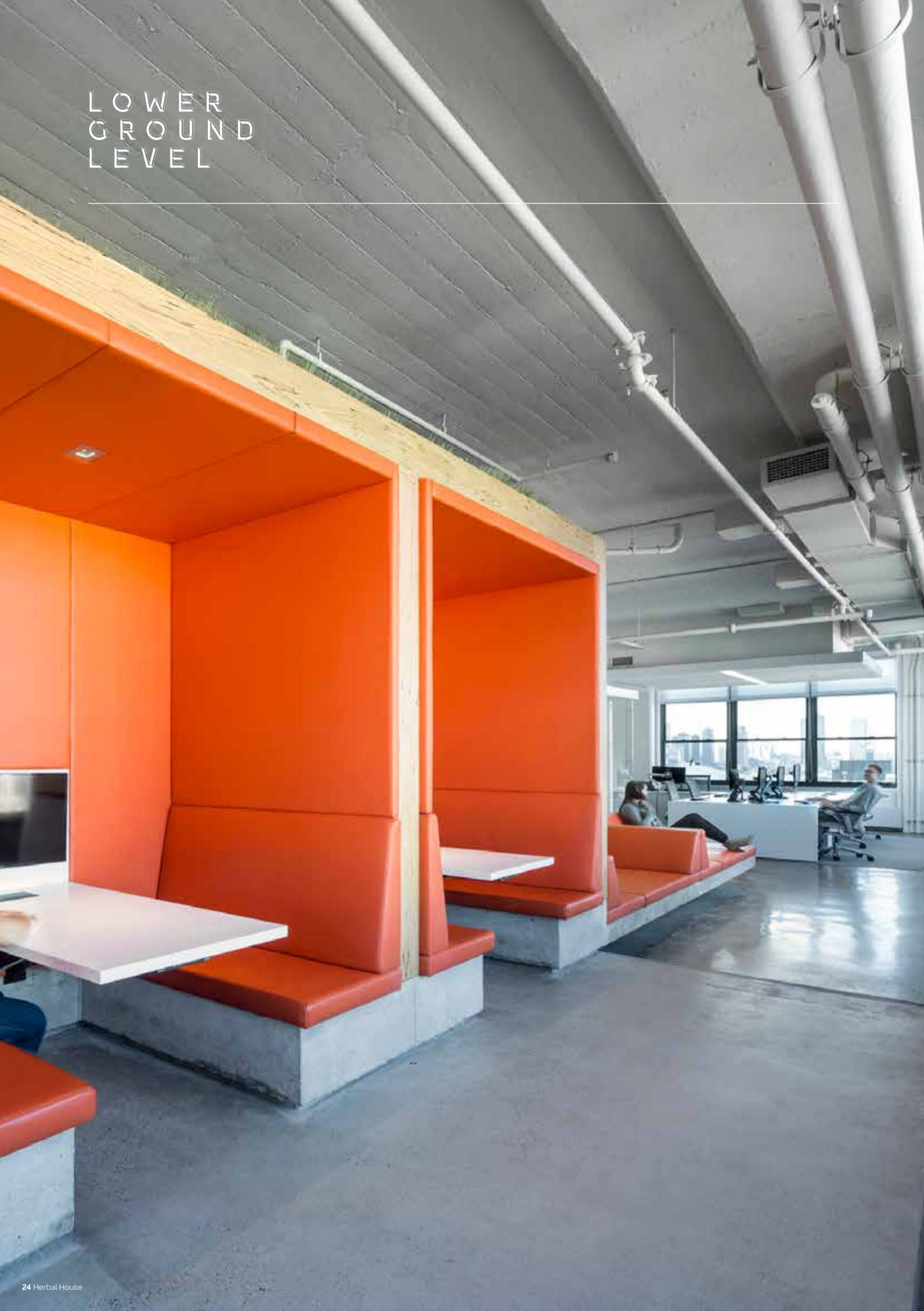
Materials: the existing structural elements of the building are structural steelwork, reinforced concrete and masonry. New structural elements will be structural steelwork, reinforced concrete on composite metal decking with timber joists for the floors in the residential units.



BASEMENT
LEVEL



LOWER
GROUND
LEVEL



GROUND
LEVEL



UPPER
GROUND
LEVEL



TYPICAL
UPPER
LEVEL



LEVELS
FIVE &
SIX



L E V
E L S

H

CENTRAL LO
FAC



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