



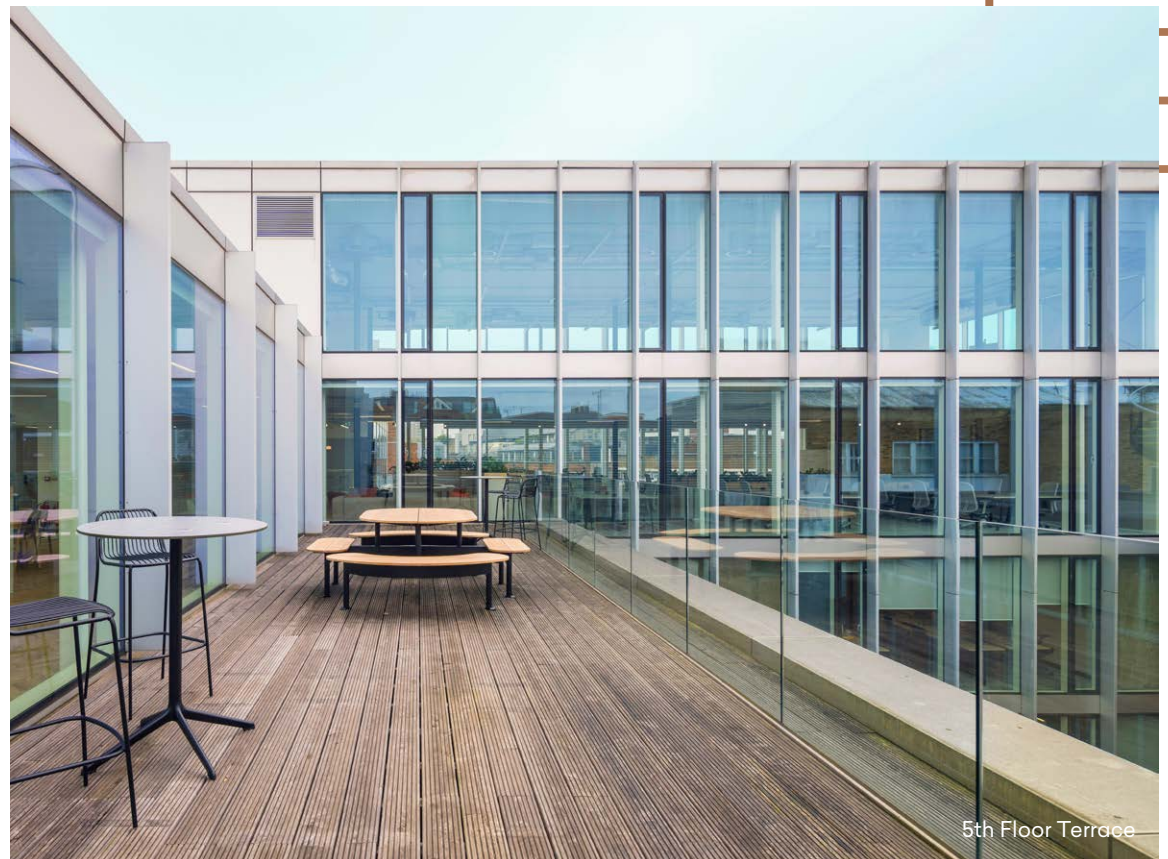
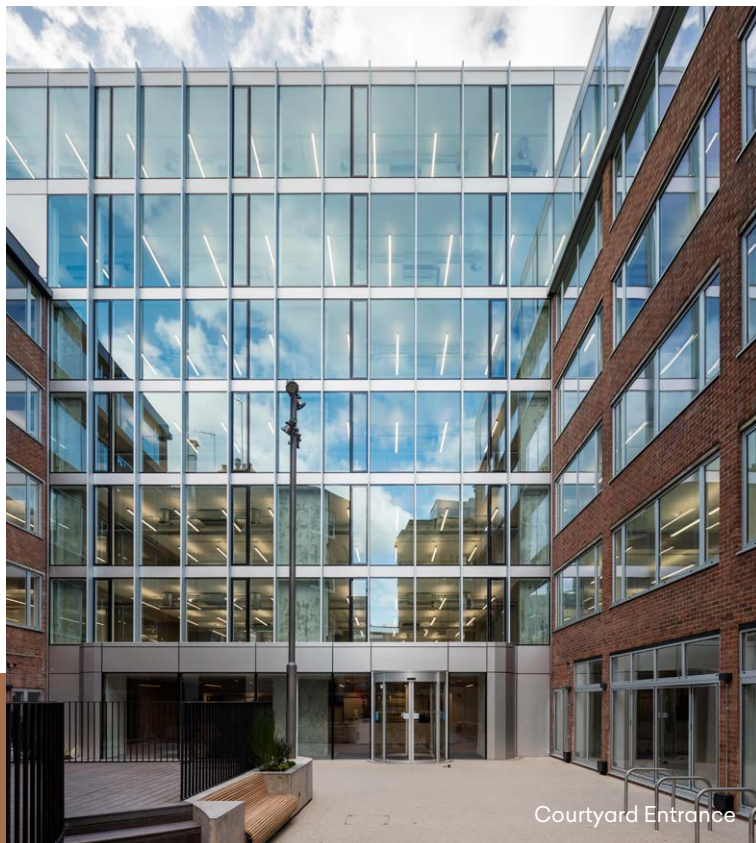
Clerkenwell

Sutton Yard

65 Goswell Road, EC1

A space for creativity.

Sutton Yard comprises of a refurbished network of buildings, remodelled by the renowned Archer Architects, and nestled between Dallington Street and Northburgh Street. The main courtyard leads to the office building, which comprises 77,500 sq ft of workspace.



Former industrial site in an area steeped in history.

Sutton Yard takes its name from Thomas Sutton, a notable philanthropist who founded many important local foundations and churches, as well as being the owner of the Charterhouse Estate. The nearby Great Sutton Street is named as a tribute to the famous historic figure.

The fifth floor has been newly fully fitted, with the sixth floor being delivered in a refurbished Cat A condition.



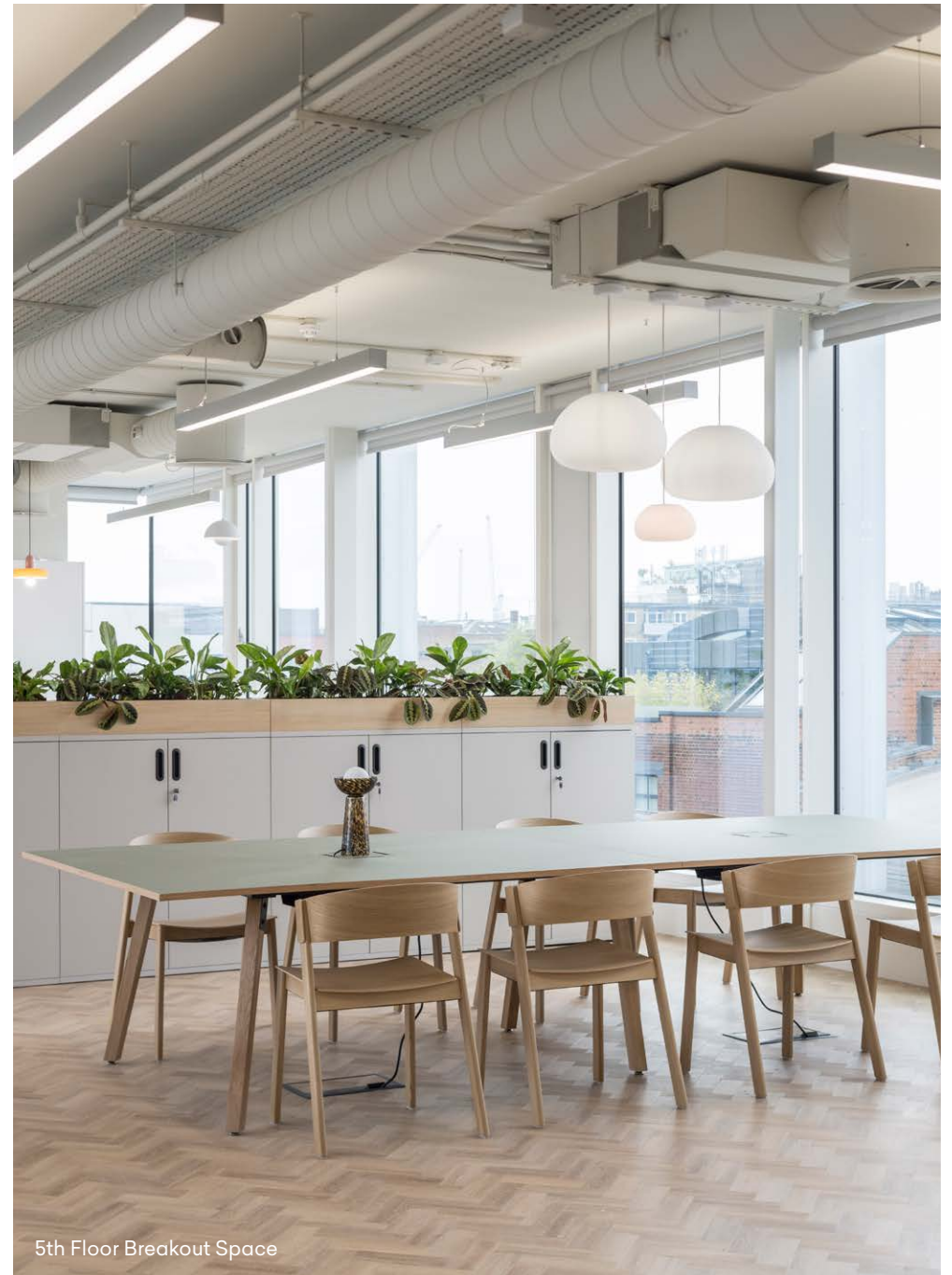
5th Floor Breakout



5th Floor Meeting Room



5th Floor Breakout Space



5th Floor Breakout Space

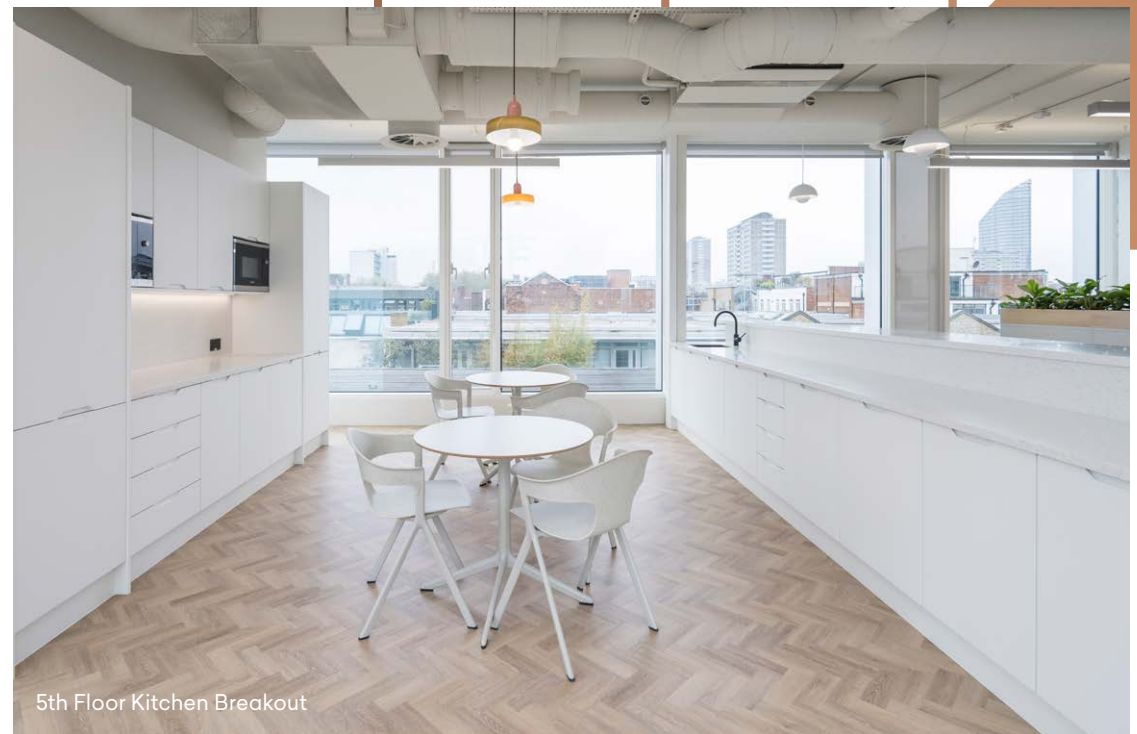


5th Floor Office

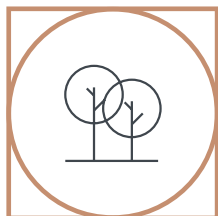
A high-specification with character.

Whilst featuring industrial details, Sutton Yard has been refurbished to the standard expected by today's businesses. With light filled floors, passenger lifts, recessed LED lighting and raised floors, the building is specified for any occupier.

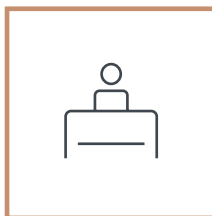
Sutton Yard features excellent end-of-journey facilities, providing tenants with secure cycle storage, showers and changing areas following their commute.



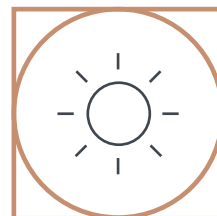
5th Floor Kitchen Breakout



Ground floor courtyard area



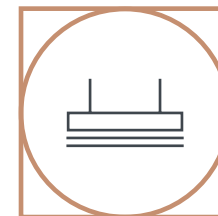
Reception and Business Lounge



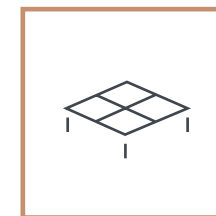
Excellent natural light



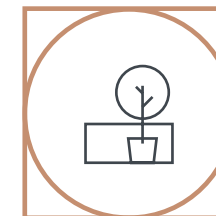
EPC Rating: A



Pendant LED lighting



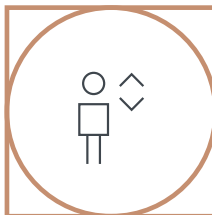
Metal tile raised floor



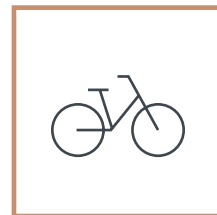
Private 5th floor terrace



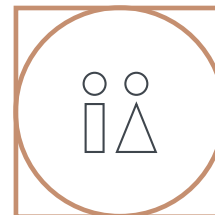
Fibre ready via Backbone Connect



4 x 13 passenger lifts



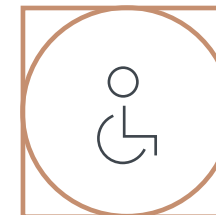
38 secure bike storage



Separate WCs on 1st-3rd Floors



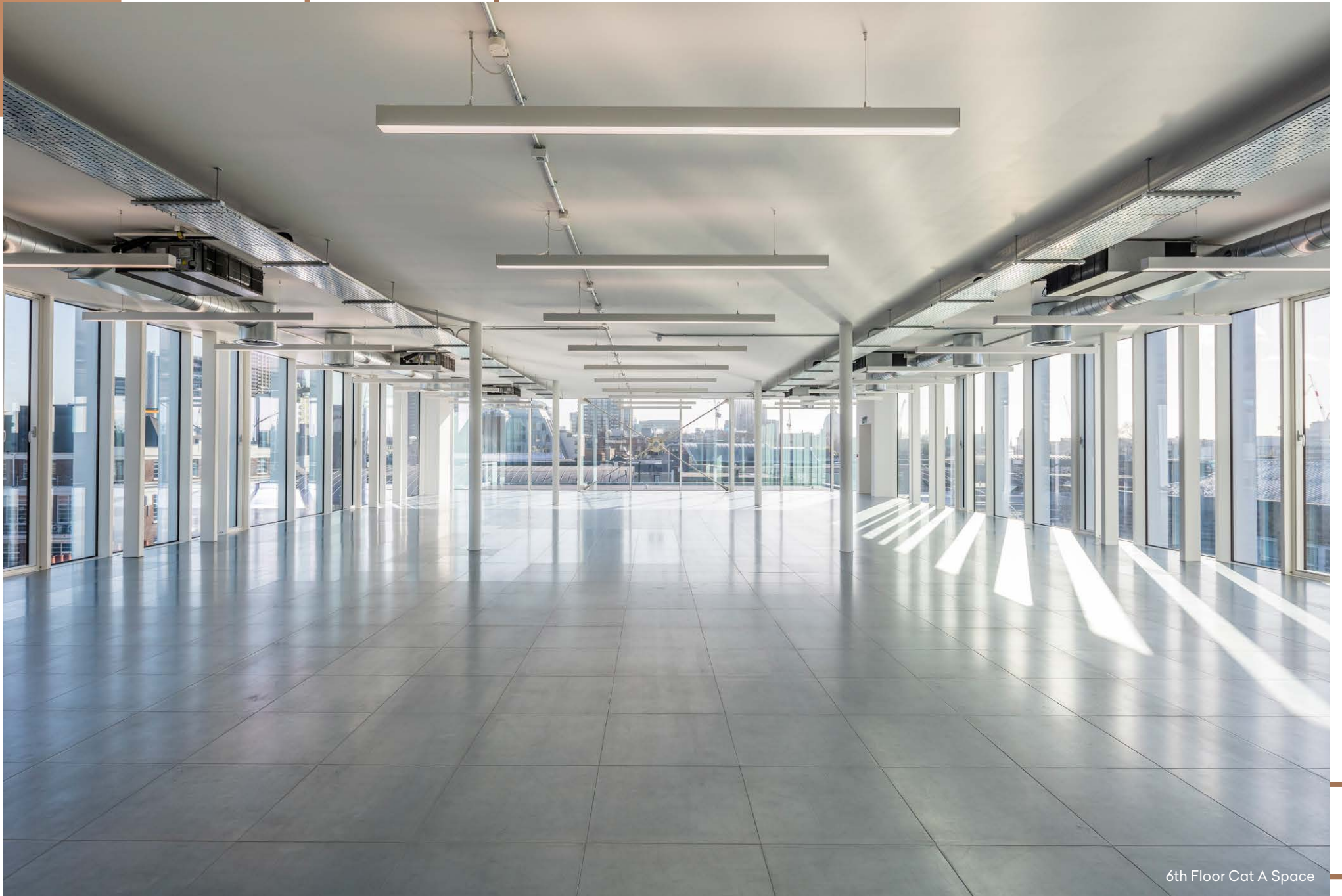
8 shower facilities



Disabled WCs access



Disabled shower access



6th Floor Cat A Space

Create the space you need.

The floors have been refurbished to the highest standards, ready for an occupier to hit the ground running.

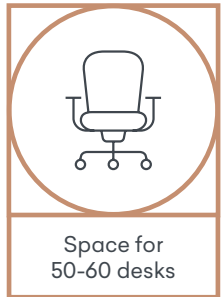
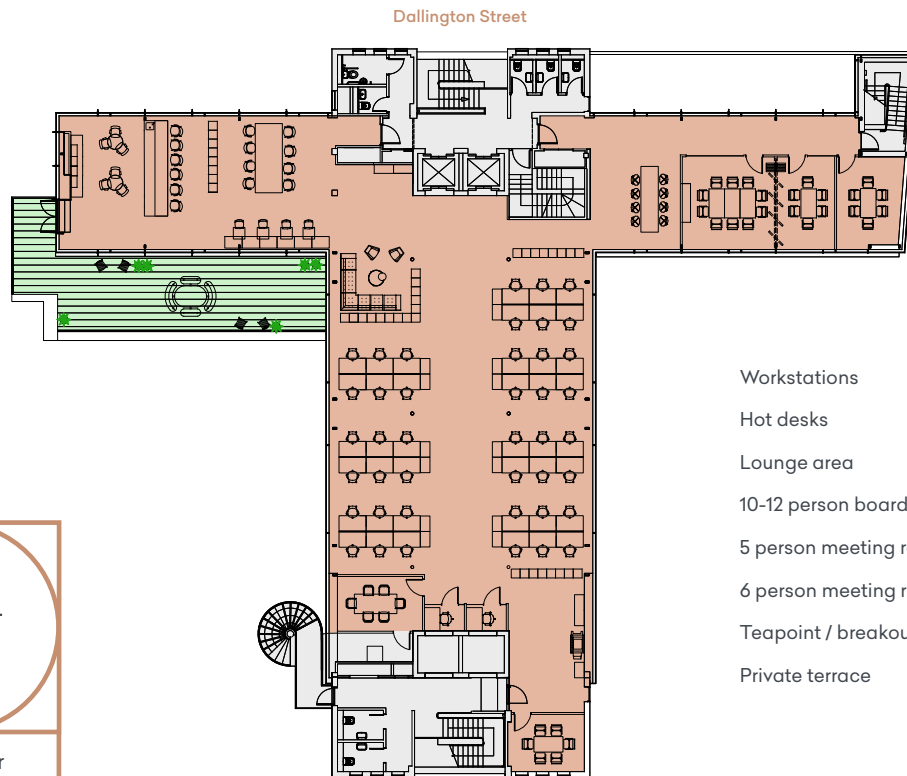
Floor	Fit Out	Sq Ft	Sq M
6th	Not Fitted*	3,362	312.3
5th	Fully Fitted	5,816	540.3
Total		9,178	852.6

*option to be fitted subject to terms

For indicative purposes only. Not to scale. 

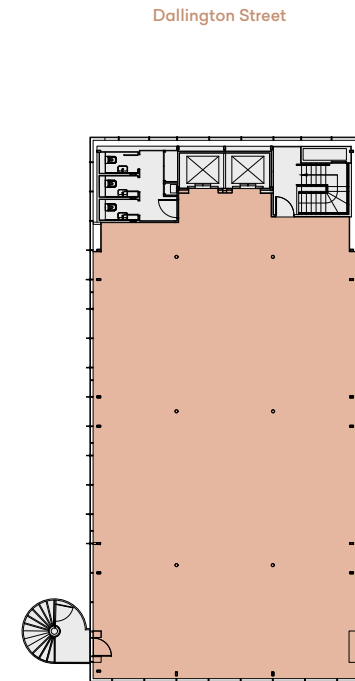
- Office ●
- Terrace ●
- Core ●

5th Floor Space Plan – 5,816 Sq Ft / 540.3 Sq M



Sutton Yard — Clerkenwell

6th Floor – 3,362 Sq Ft / 312.3 Sq M





The creative buzz of Clerkenwell.

Step out of the building into a vibrant social scene, with a celebrated mix of bars, restaurants, unique shops and quiet green spaces, perfect for whatever your mood.

Transport is well covered. Farringdon is on the Circle, District and Hammersmith & City Lines, and also serves mainline trains and the new Elizabeth Line. The Cycle Superhighway is also just around the corner as well as Barbican and Old Street Tube Station.

Bars & Restaurants

1. Luca
2. The Green
3. St John
4. Breddos Tacos
5. Clerkenwell & Social
6. Grainger & Co
7. BrewDog
8. The Slaughtered Lamb

Cafés

1. Goswell Road Coffee
2. Jimmy and the Bee
3. Giddy Up Coffee
4. FWD: Coffee
5. EC1 Coffee House
6. Black Sheep Coffee
7. Pret A Manger
8. Knockbox Coffee



Walking times.

5 mins	 Barbican
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6 mins	 Farringdon
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10 mins	 Old Street
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Walk times from the building. Source: TfL.

Come and join the Clerkenwell community.

For further information, please contact the joint sole letting agents.



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