

Compton

Farringdon

Bloom Clerkenwell
48 - 50 Cowcross Street
EC1M 6BX

The building comprises of office floors from levels 1-7 and boasts some of the largest floor plates within the Farringdon core district

For Rent
12,155 ft²

020 7101 2020
compton.london



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Location

Crossrail needs no introduction, but what is totally unique is that this development is brilliantly poised directly above the new Farringdon Station ticket hall that plays host to the main entrance to the Elizabeth Line of Crossrail. You can't get much closer to the platform if you tried !

With the opening of Crossrail, Bloom is one of the best-connected buildings in London. Farringdon is the only interchange with Crossrail, 3 Underground Lines and Thameslink.

Employees can reach both the West End and City in 2 minutes.

Internationally connected: 4 minutes to King's Cross and 30 minutes to Heathrow.

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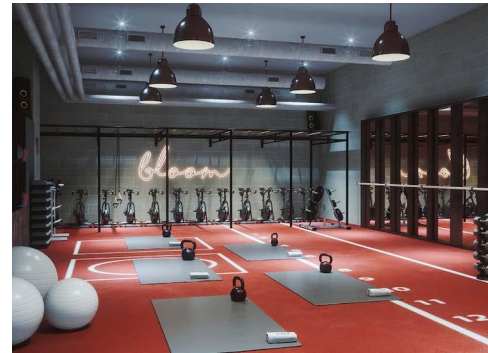
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Amenities

- Double height entrance lobby, together with integrated lounge / F&B concept
- Large floor plates up to 29,122 Ft²
- Citigen District Heating/cooling system via ceiling mounted Fan Coil units – Citigen is considered more efficient and more environmentally friendly.
- Modern LED lighting
- Raised flooring
- Superb natural daylight across multiple elevations
- 1:8 occupancy for building services on floors 3-7
- 1:6 occupancy for building services on floors 1-2
- 1:6 occupancy on fire escape
- Six lifts (4x21 person passenger lifts, 1x goods lift and 1x firefighting lift)
- Backup generator
- Loading bay
- Onsite communal gym facility exclusive for the occupiers
- BREEAM - Outstanding rating
- WiredScore – Platinum rating
- WELL – Platinum rating
- 242 lockers
- 242 bike racks
- 19 showers

Description

It has been designed to break down the traditional distinctions between the creative and corporate sectors, creating space where tech giants and advertising agencies can work alongside financial and legal specialists, in a building that provides a thoroughly modern workplace.

The building comprises of office floors from levels 1-7, but boasts some of the largest floor plates within the Farringdon core district. In addition it also benefits from roof terraces across multiple floors, including a communal roof terrace on level 7.

The ground floor front of house will benefit from an integrated café that seamlessly flows and blends into the entrance lobby. This segment of the building will be thriving, as there are entrances along both Cowcross Street and Farringdon Road.

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Content

Watch the film



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View on Website



Viewings

We can conduct on site tours, or alternatively can also arrange for a live tour with us streamed to your screen

Terms

Upon application

Leasing Policy

As this stage of the process our clients are ideally seeking a single tenant or occupier for the majority, however we can consider smaller requirements if the opportunity deemed to be compelling enough.

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Floor Areas & Outgoings

The accommodation comprises of the following

Name	Sq ft	Rent	Rates Payable	Service Charge	Availability
7th - Private Roof Terrace - 6,400 sq ft	12,155	-	On application	On application	Under offer
6th - Private Roof Terrace - 1,809 sq ft	19,566	-	On application	On application	Let
5th	21,781	-	On application	On application	Let
4th - Private Roof Terrace & Garden Room - 7,191 & 610 sq ft respectively	21,757	-	On application	On application	Let
3rd	29,208	-	On application	On application	Let
2nd	22,494	-	On application	On application	Let
1st - Farringdon Road	5,814	-	On application	On application	Let
1st - Cowcross St	3,241	-	On application	On application	Let
Total	136,016				

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Michael Raibin
mr@compton.london
07880 795 679

Shaun Simons
ss@compton.london
07788 423131

Josh Perlmutter
jp@compton.london
07814 699 096

