

55 GT. SUTTON ST.



STRAUS HAUS

CLERKENWELL | EC1

- 49,000 sq.ft. (approx) Clerkenwell HQ Building
- Designed by Piercy&Company architects
- Floor plates range from approx 7,000 – 9,000 sq.ft.
- Multiple private terraces and courtyards
- Outstanding end-of-trip facilities, including Wellness Studio and 100+ bike racks



INTRO

BUILDING

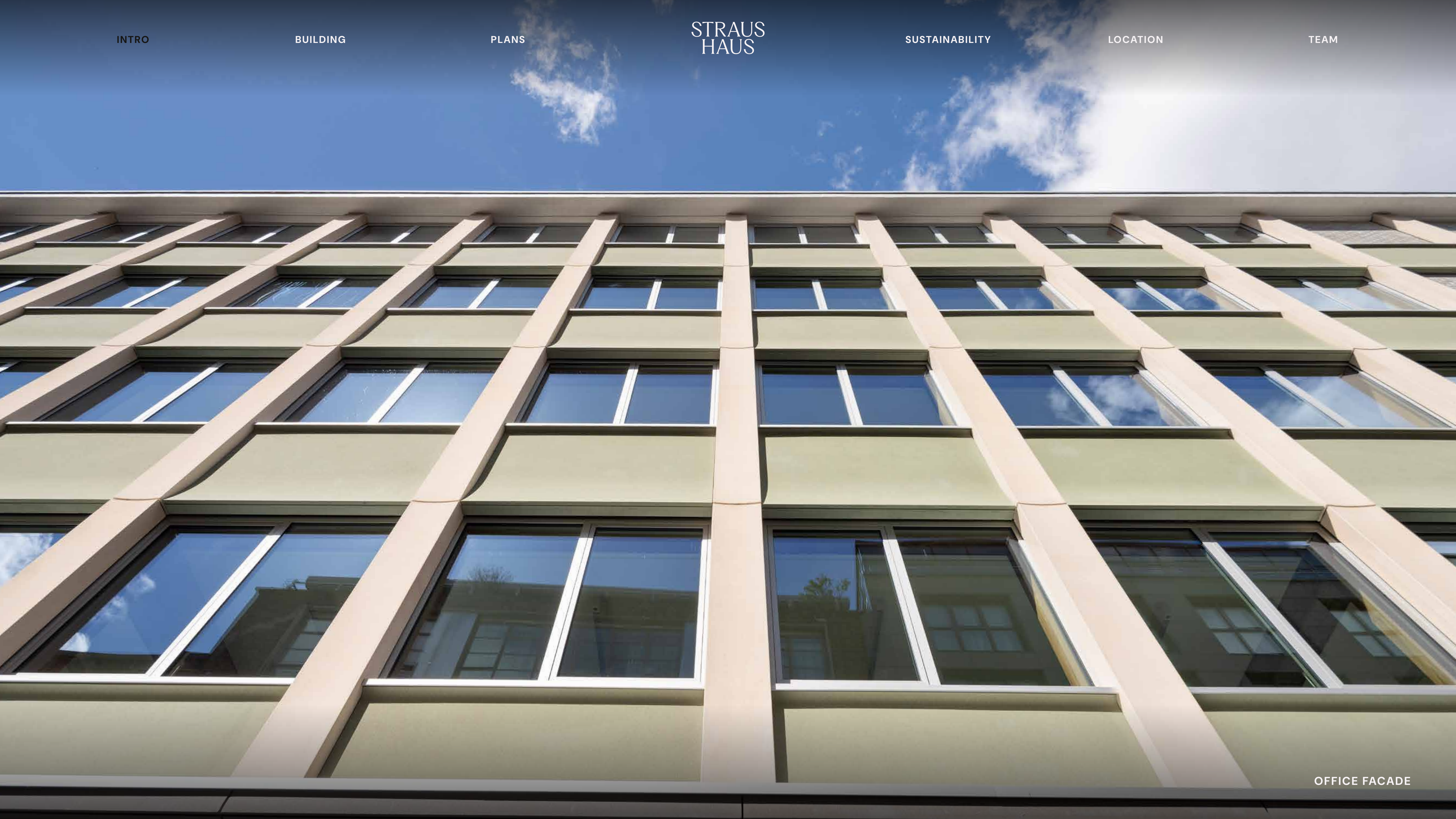
PLANS

STRAUS
HAUS

SUSTAINABILITY

LOCATION

TEAM



OFFICE FACADE

HERITAGE FACTORY

MODERN WORKSPACE



The original 'Straus House' was purpose built for bag manufacturer Charles Straus in 1927. The site now occupies street numbers 47-53.

Clerkenwell – once a hub of leatherworking in 19th-century London – built its reputation crafting high-quality bags and accessories in small, skilled workshops. Fuelled by nearby Smithfield Market's supply of leather hide, the area became synonymous with craftsmanship. Though traditional manufacturing has faded, Clerkenwell's legacy lives on in its evolution into a vibrant design and creative district.

In 1927, bag manufacturer Charles Straus had a purpose-built factory on the site, then named Straus House. Over the years the site evolved for many different uses, from local manufacturers, to warehouses, and was ultimately turned into offices in the 1960s.

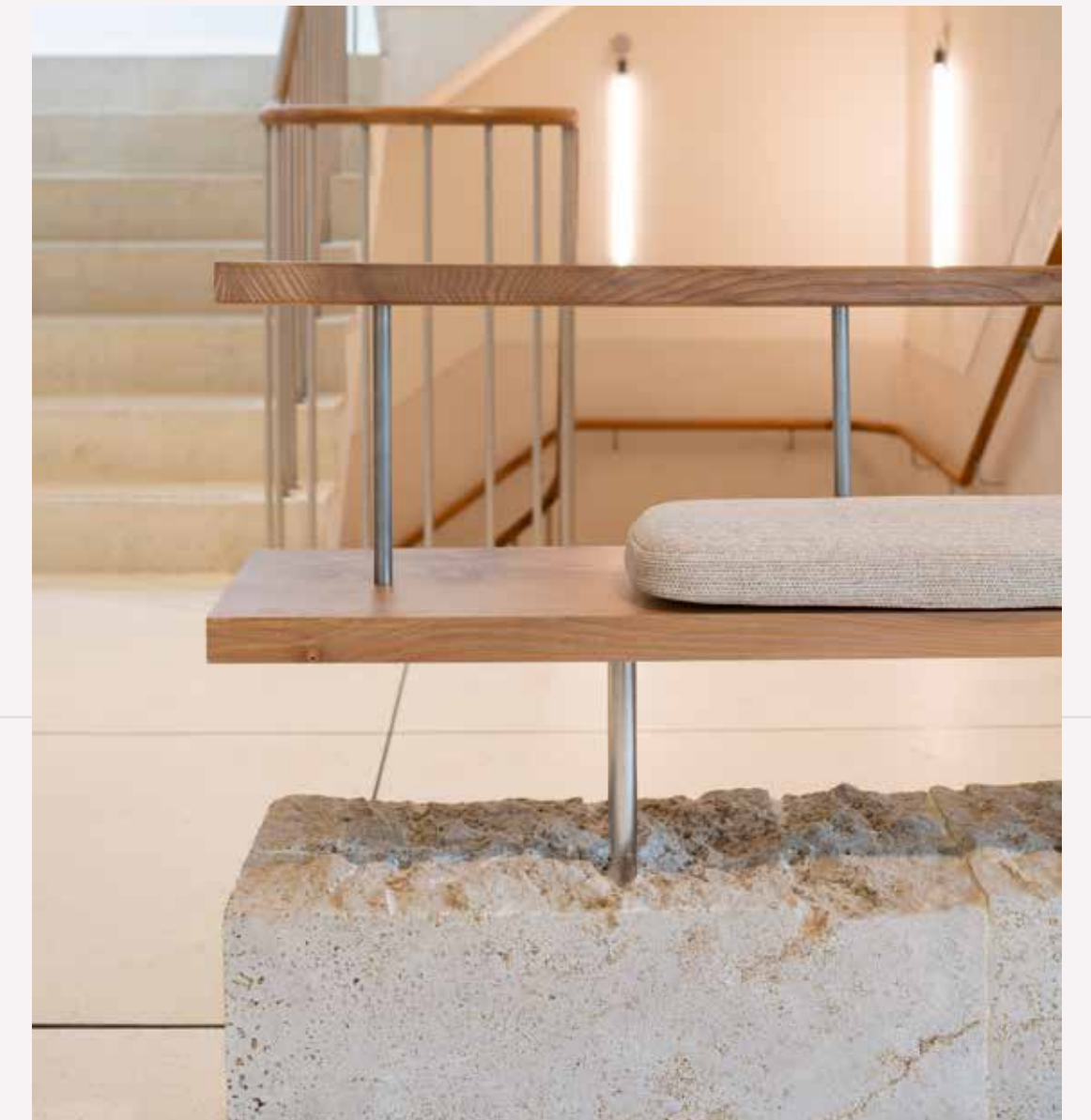
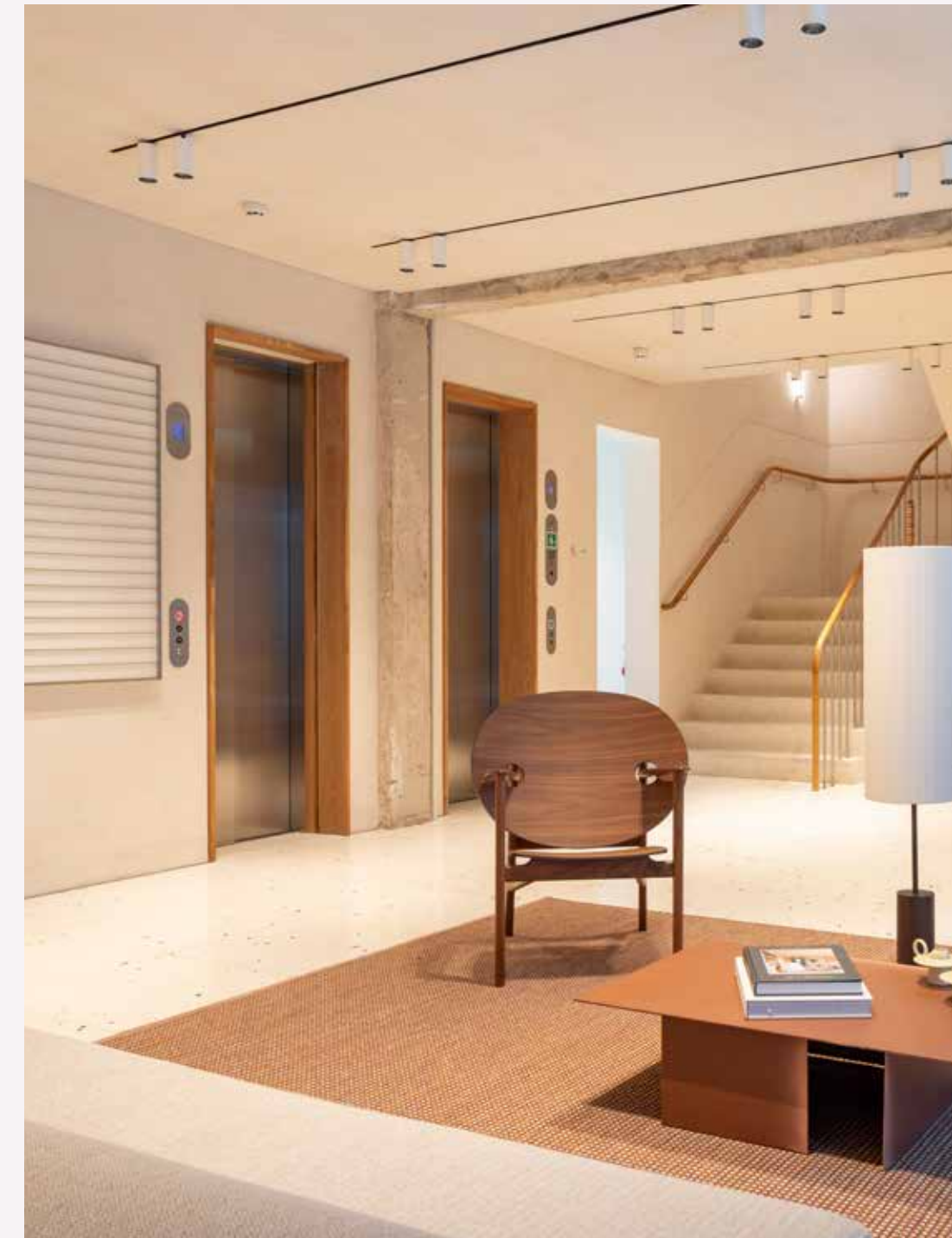
Taking inspiration from the authentic heritage of the building and to pay homage to its past, we have restored its original name. In 2025, 'Straus Haus' at 50 Great Sutton Street embodies the character of Clerkenwell's heritage, while offering a forward-thinking workspace designed for modern occupiers.

A 21ST CENTURY- TEMPLATE

Renowned architects Piercy&Company are reimagining Straus Haus for the 21st century.

The property comprises a showroom on the ground and lower ground floors featuring direct, independent access from Great Sutton Street – separate from the main office entrance.

In addition to the thoughtfully designed interiors, Straus Haus offers a private courtyard and external terraces on the lower ground, ground and fifth floors, perfect for informal meetings, relaxing or outdoor working. The building's design emphasises flexibility, featuring open, light-filled interiors with premium finishes. The finished product is a workspace that meets the needs of today's businesses, while offering adaptability for the future.



RETAIN, REUSE, REIMAGINE

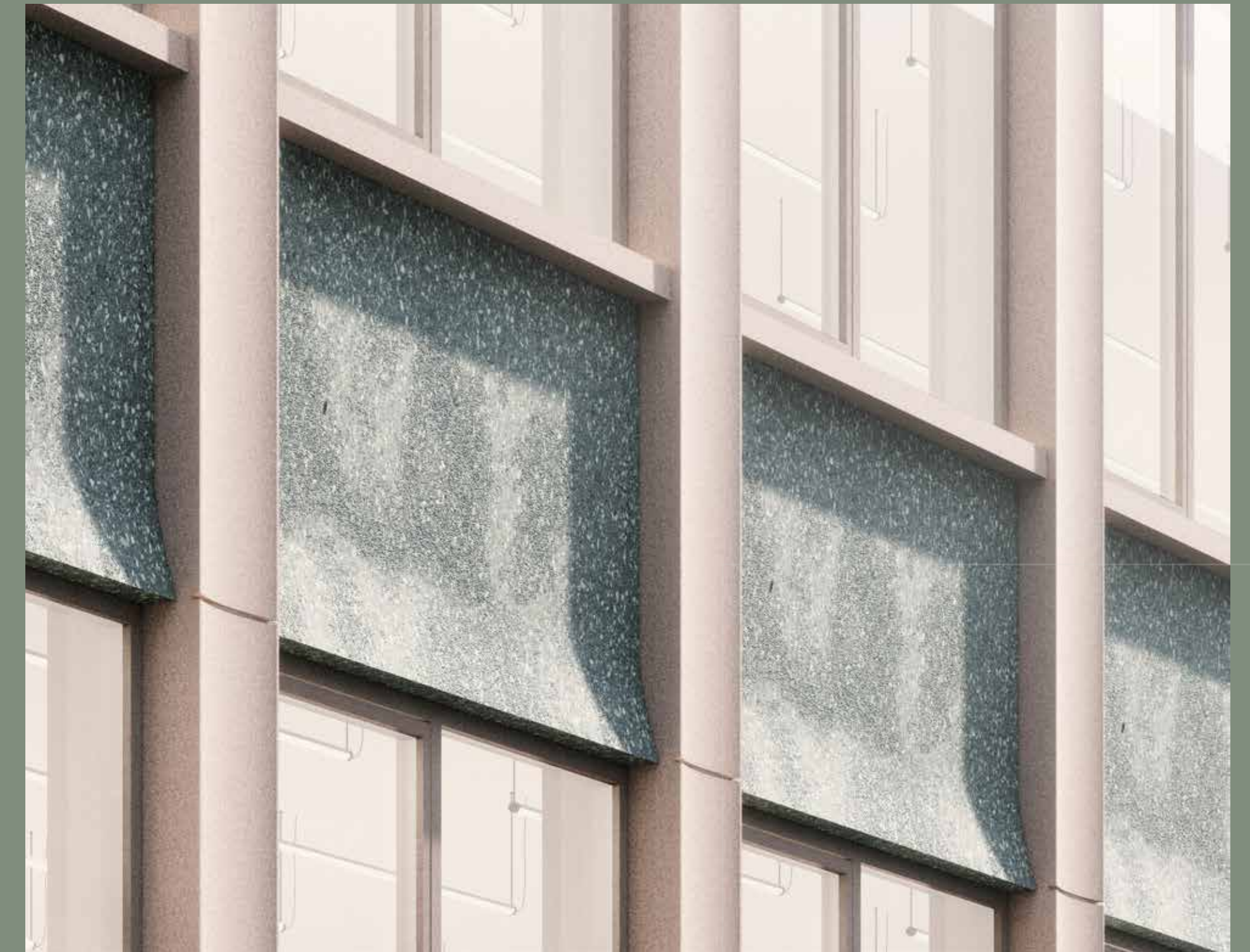
**Sustainability is at the heart of
Piercy&Company's Straus Haus
redesign vision.**

Retain not demolish

Retaining the existing building saves a considerable amount of embodied carbon, compared to an equivalent new build scheme. Low embodied carbon figures will be achieved by retaining the existing stair cores and working within the building's capacity, minimising the need for strengthening works.

Reuse and deliver

The aim is to design and deliver a building that is environmentally and ecologically sustainable. This will be achieved by reducing the scheme's embodied and operational carbon emissions, and minimising its ecological impact. All office levels, above ground floor will be naturally ventilated.



Reimagine and enhance

Piercy&Company intend to transform the existing building into a best-in-class office space. A series of external amenity spaces (from the west/central courtyard through to the upper level terraces) will provide new tenants with opportunity for biophilic design.

THE SPACE

49,000 SQ. FT.

HEADQUARTERS

IN THE BAG

ELEGANT ENTRANCE

Straus Haus welcomes you with modern architectural elegance and a thoughtfully designed reception area, setting the tone for a professional and inviting experience.

RECEPTION WAITING AREA

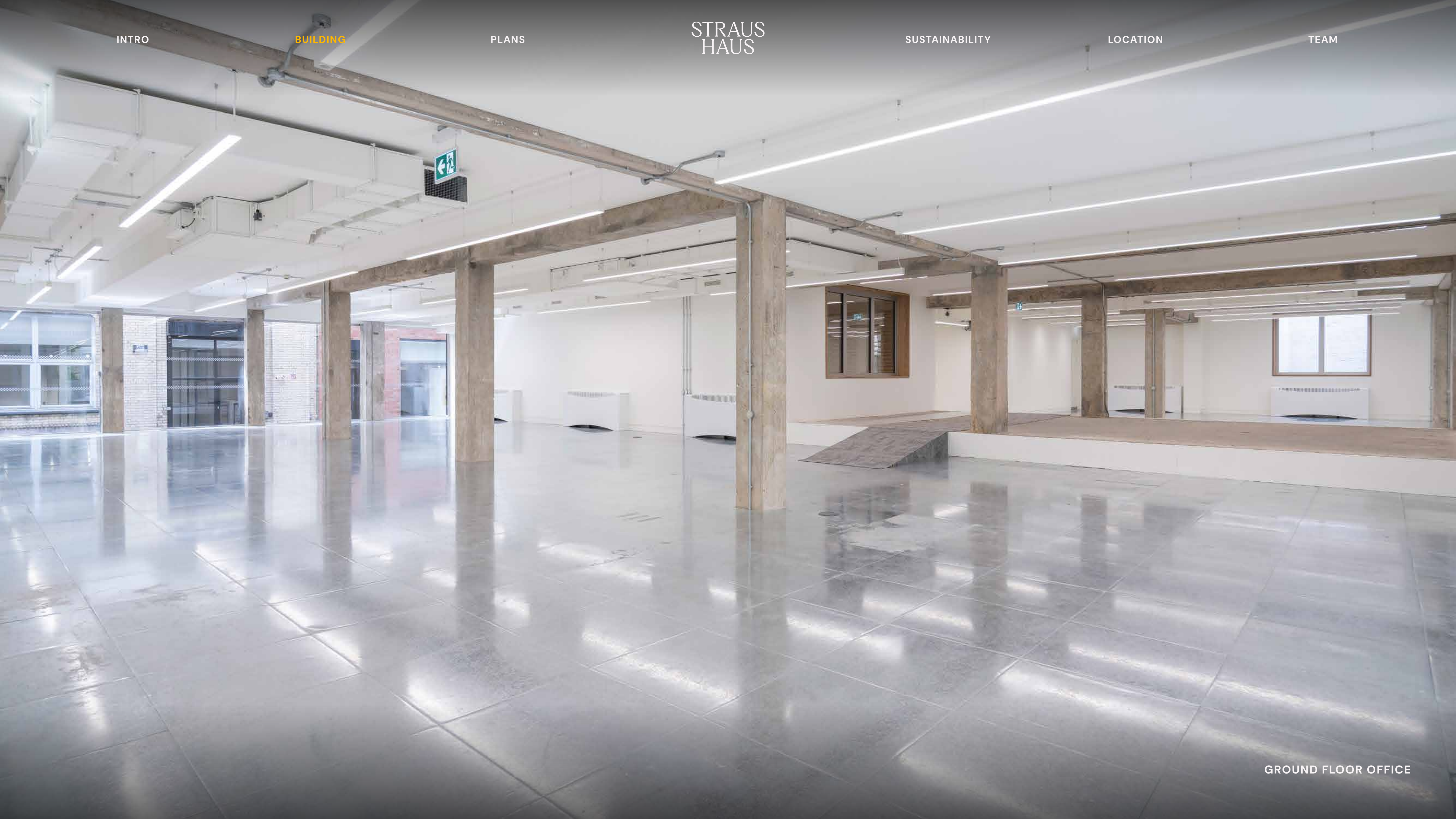


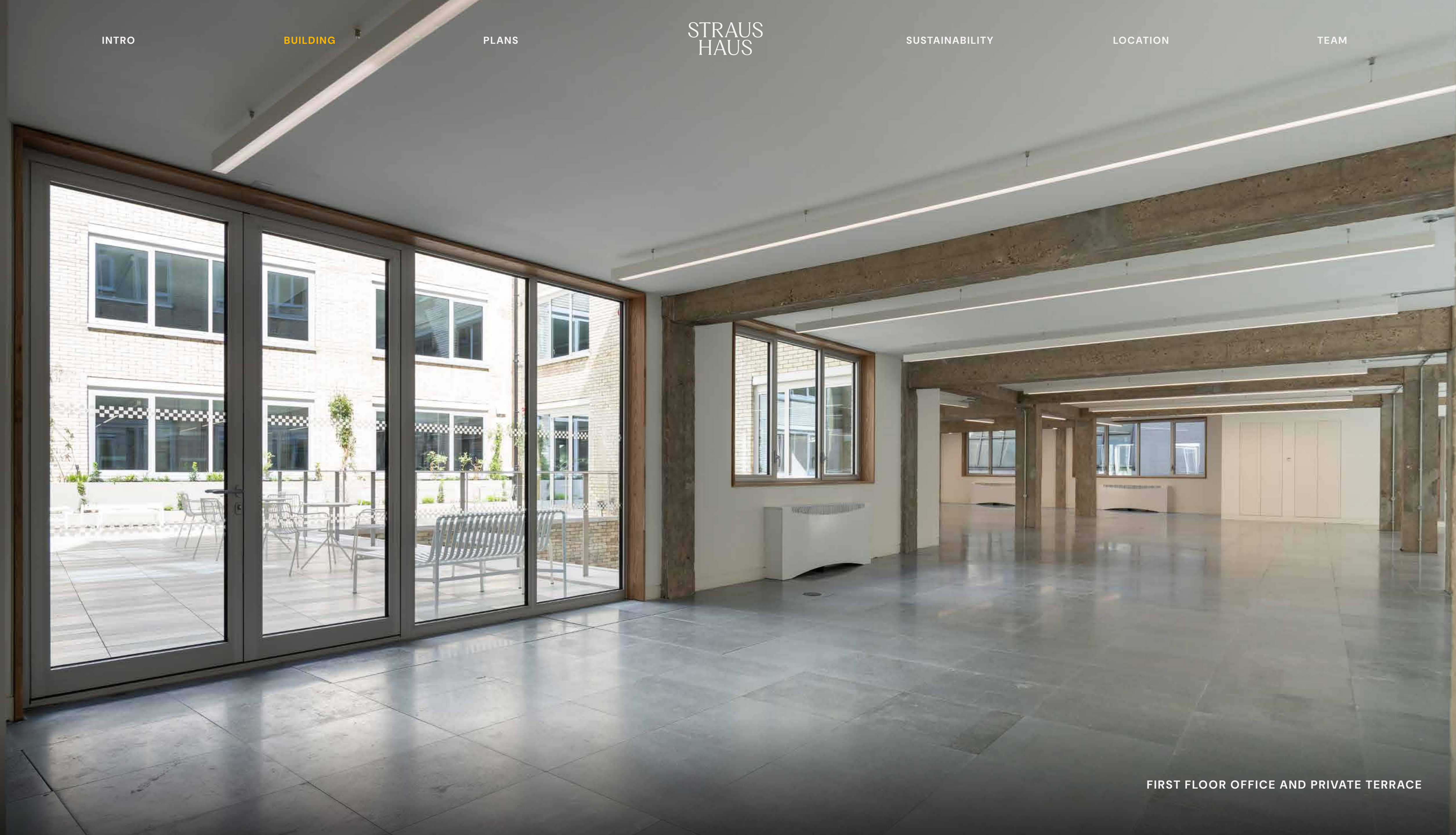
MODERN OASIS

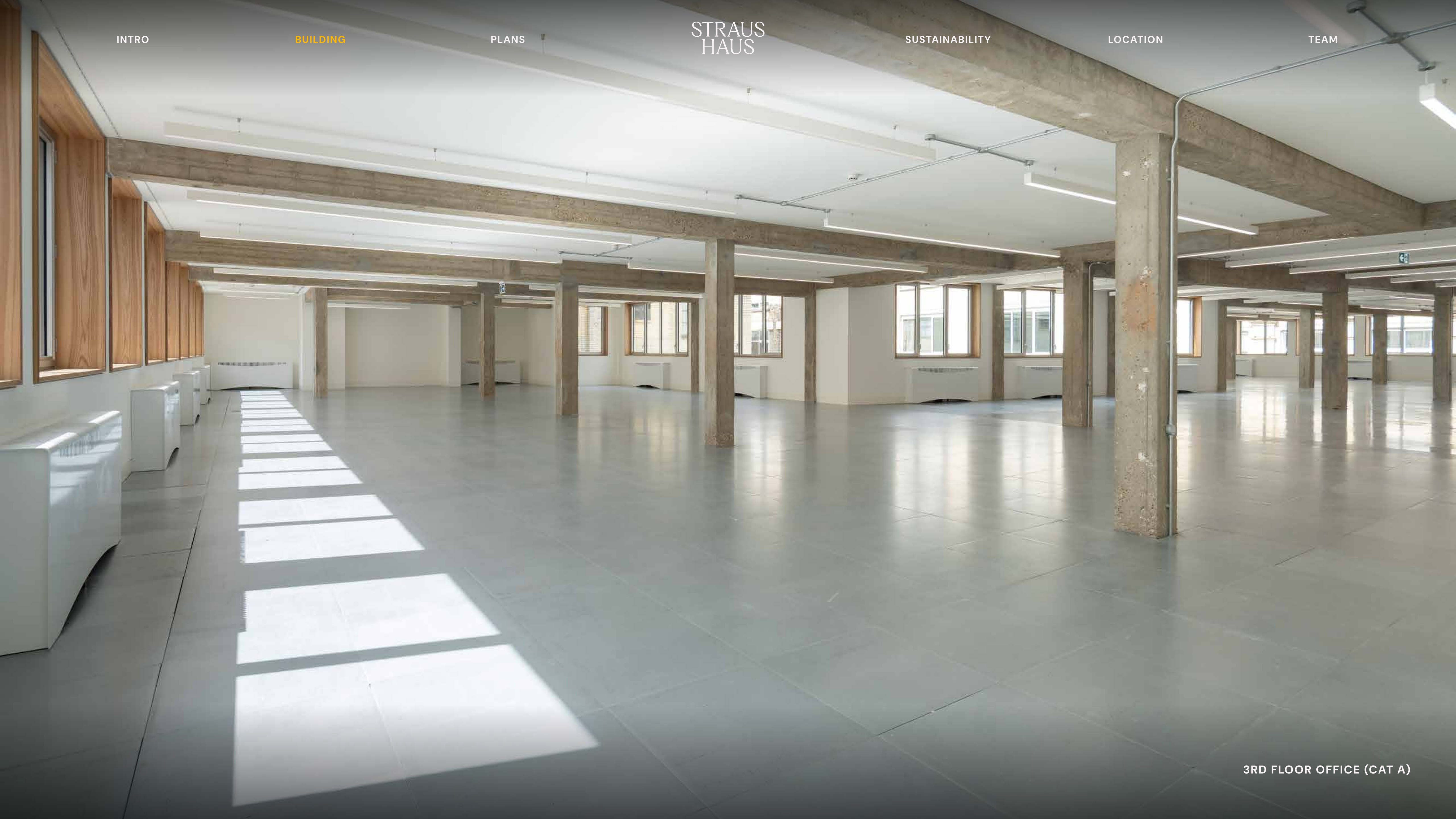
Straus Haus offers a unique design with multiple terraces, blending modern luxury with functionality. This feature not only enhances the building's aesthetic but also provides tenants with exclusive outdoor spaces – a rare find in urban properties.



GROUND FLOOR PRIVATE SHOWROOM COURTYARD









STAIRWELL



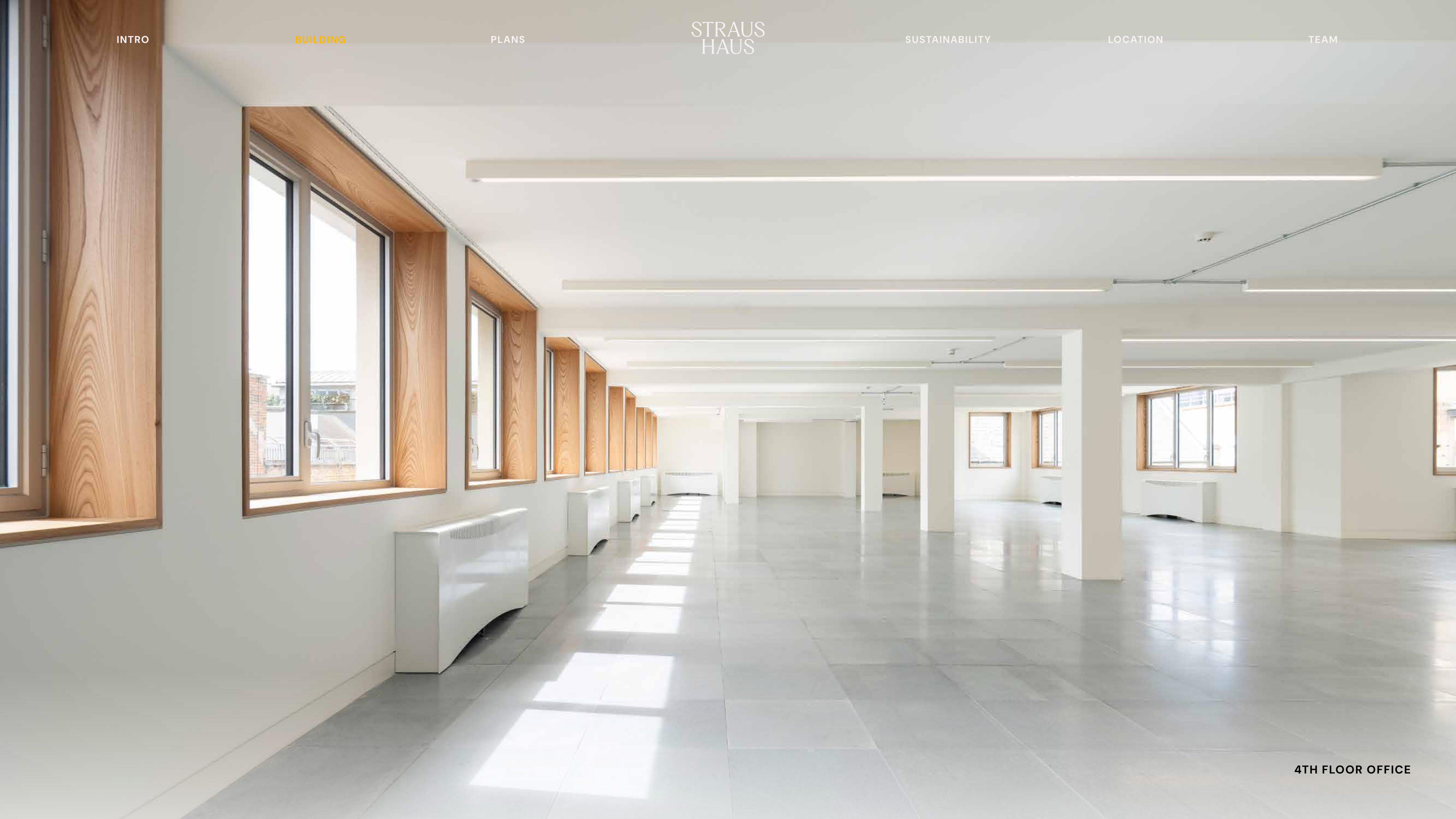
RECEPTION AND LIFTS

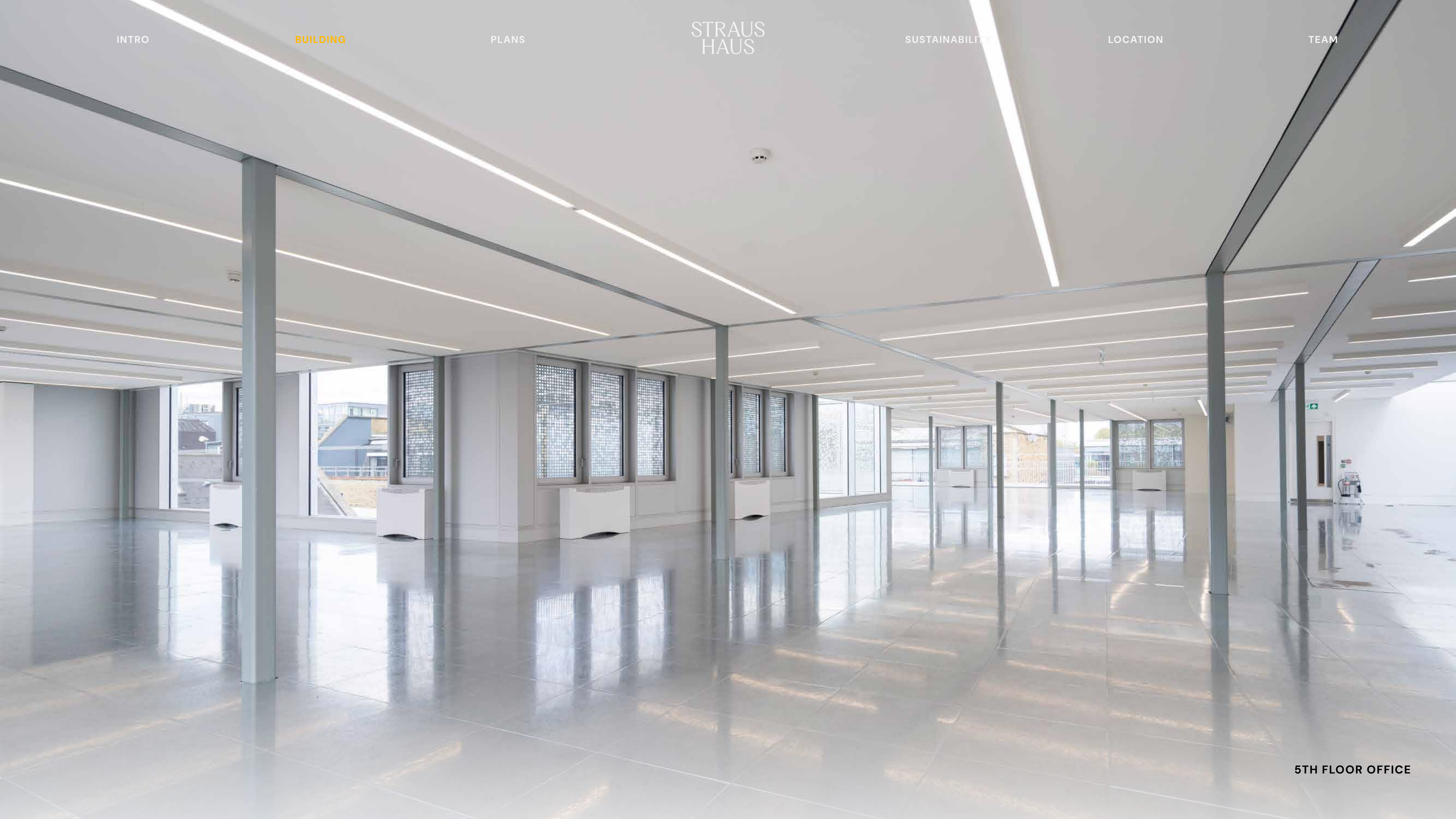


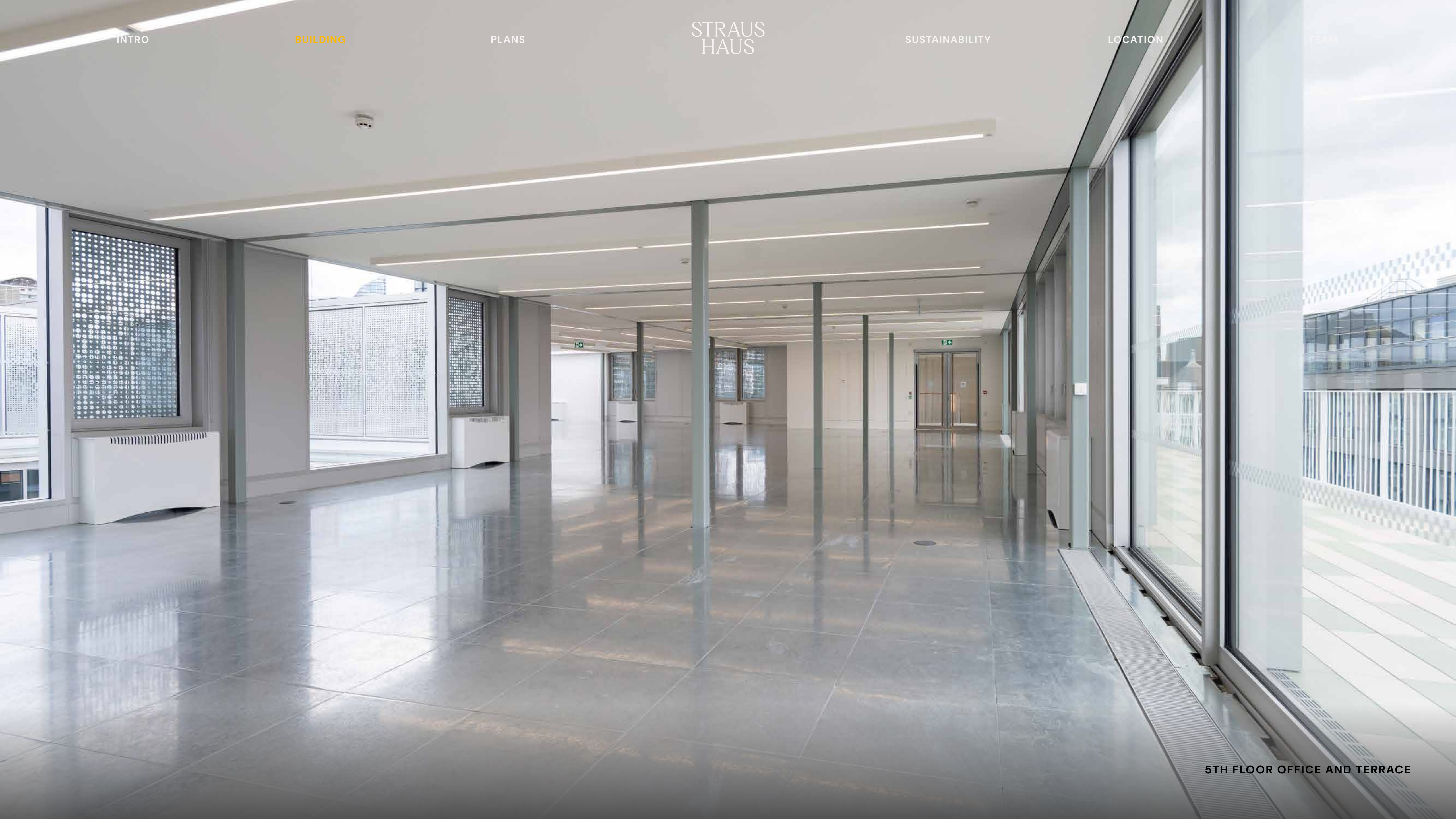
3RD FLOOR OFFICE



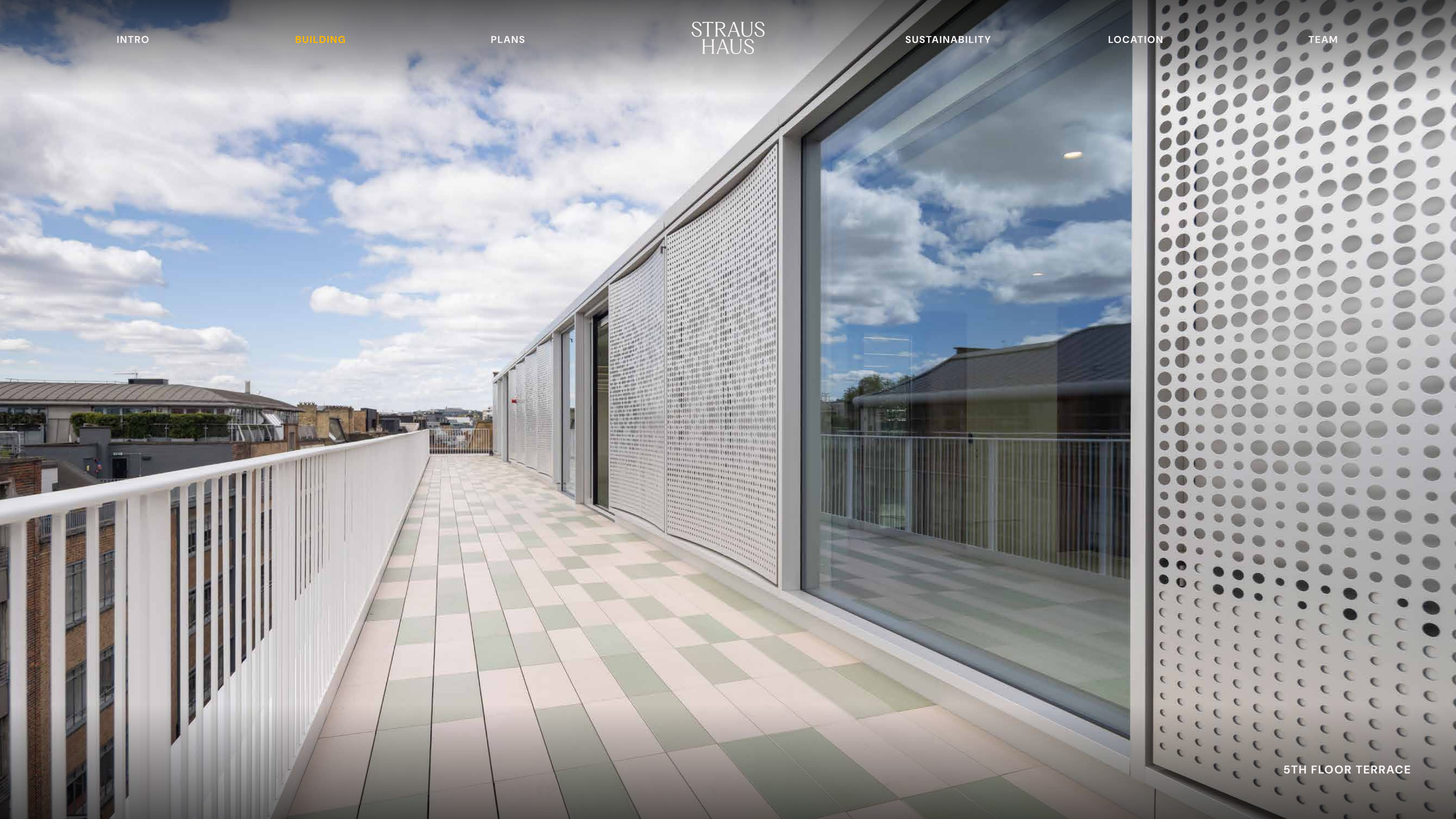
4TH FLOOR STAIR WELL AND SEATING AREA



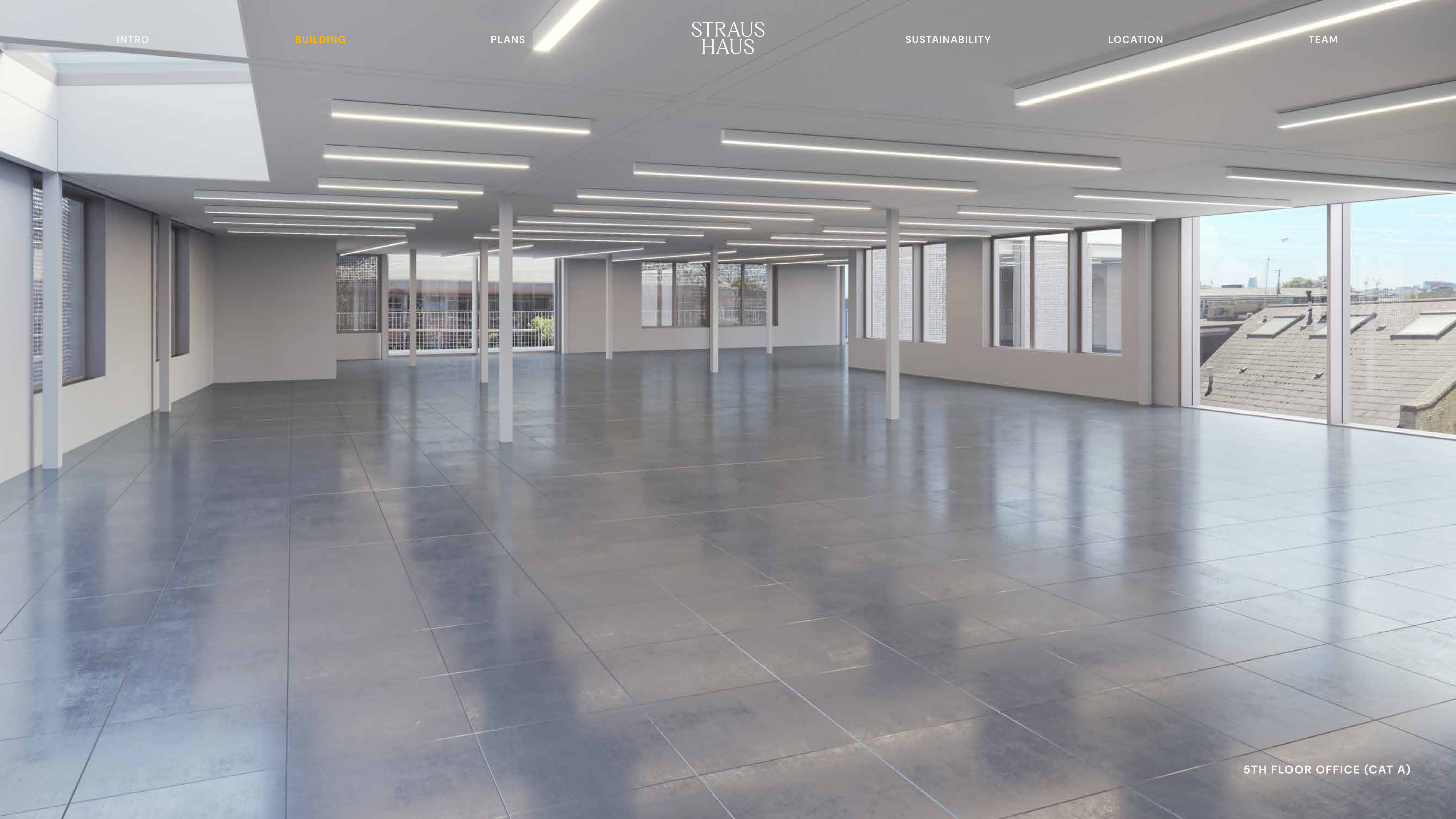




5TH FLOOR OFFICE AND TERRACE



5TH FLOOR TERRACE





END-OF-TRIP FACILITIES

Enjoy premium end-of-trip facilities, including: secure bike storage, sleek modern showers, personal lockers and a complimentary towel service, all designed for your comfort and convenience.



WELLNESS STUDIO AND END-OF-TRIP

Enjoy premium end-of-trip facilities, including: secure bike storage, sleek modern showers, personal lockers and a complimentary towel service, all designed for your comfort and convenience.



TOILET

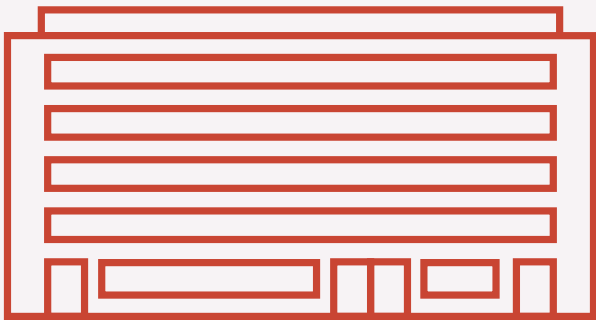


LOCKERS

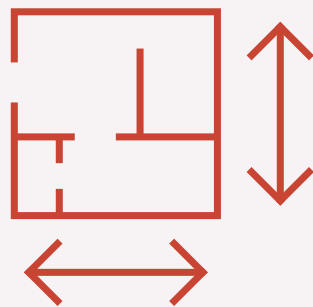


SHOWERS

SPECIFICATION



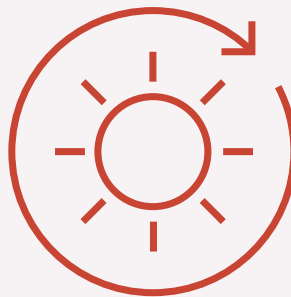
49,000 sq.ft.
Clerkenwell HQ building



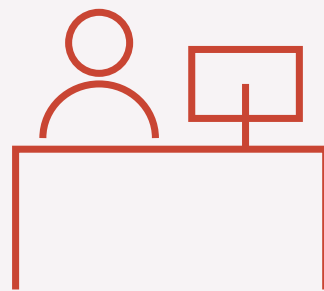
Typical Floor plates range
from 7,000 - 9,000 sq.ft.
approx



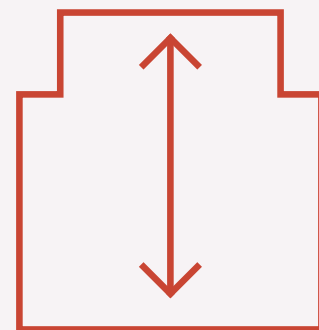
Self-contained ground
and lower ground unit with
direct access from
Great Sutton Street



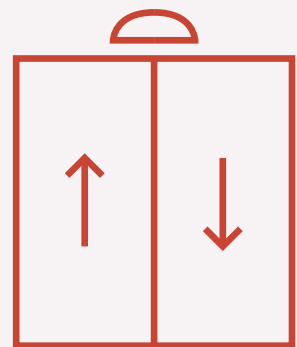
Superb natural daylight
throughout the building



Thoughtfully designed
remodel of entrance lobby



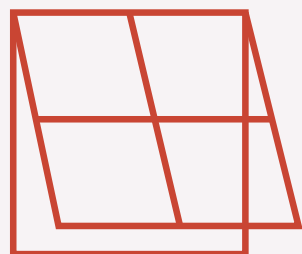
Floor to ceiling heights
from 2.64m- 2.85m



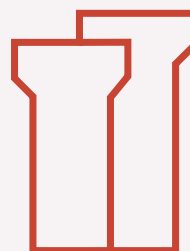
2 Passenger lifts



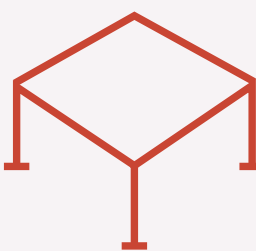
All-electric building,
powered by 100%
renewable energy



New double-glazed, openable
windows throughout



Characterful grit-blasted
concrete beams and
floor columns



Fully accessible
raised flooring



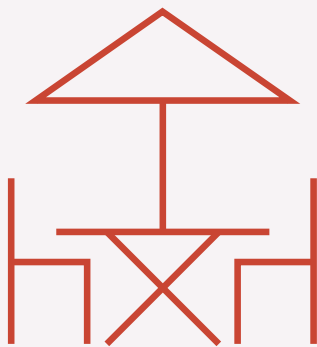
Air-conditioning
via perimeter FCUs



Ceiling mounted LED linear
modular light fittings



1:10 density for building
services and facilities
(assuming 80% occupancy)



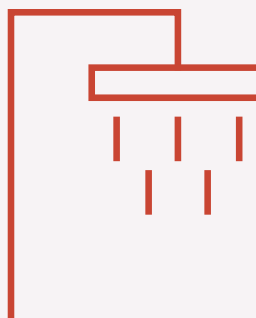
3 x private terraces and
2 x private courtyards



Wellness studio located
within the LG floor



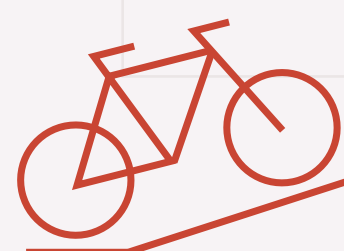
102 lockers



8 showers



102 cycle spaces



Cycle entry ramp from
Northburgh Street direct
into the secure LG floor



Cycle maintenance service

OFFICES

FROM OFFICES

TO TERRACES

IN THE BAG



*Subject to final completion of building works

STRAUS
HAUS

INTRO

BUILDING

PLANS

SUSTAINABILITY

LOCATION

TEAM

FLOOR	USE	STATUS	SPACE		TERRACES	
			SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
5	Office	Available	7,302	678	1,453	135
4	Office	Available	8,839	821	–	–
3	Office	Available	8,880	825	–	–
2	Office	Available	8,888	826	–	–
1	Office	Available	8,858	823	1,203	112
G	Office Reception Showroom	Available	4,991	463	–	–
		Available	1,207	112	–	–
		LET	2,411	224	–	–
LG	Showroom	LET	3,272	304	–	–
OFFICE SUBTOTAL			47,758	4,436	2,656	247
TOTAL			48,965	4,548	2,656	247

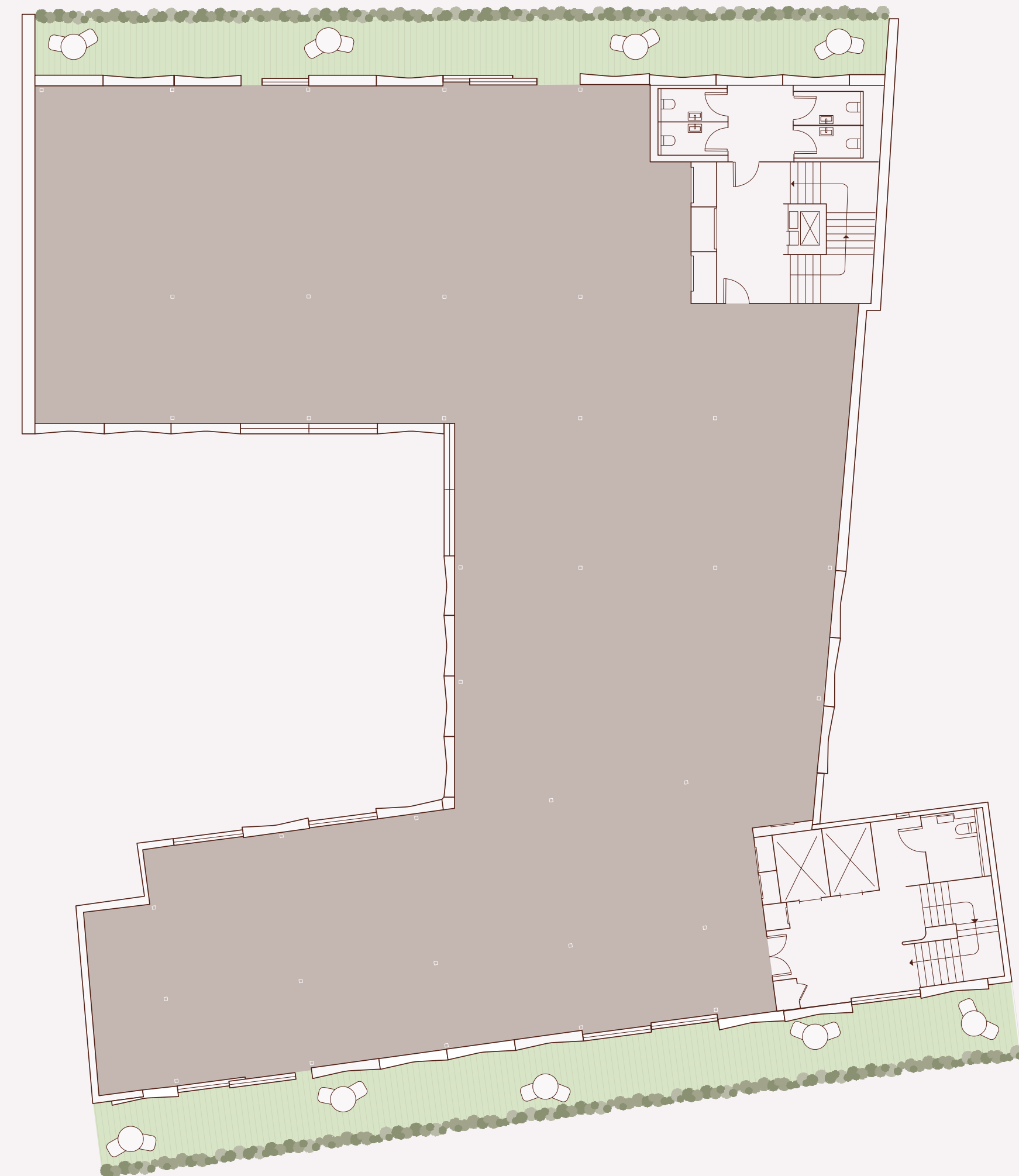
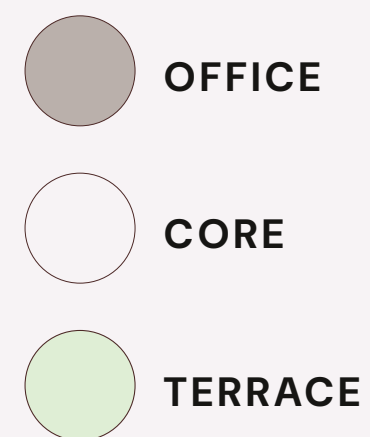
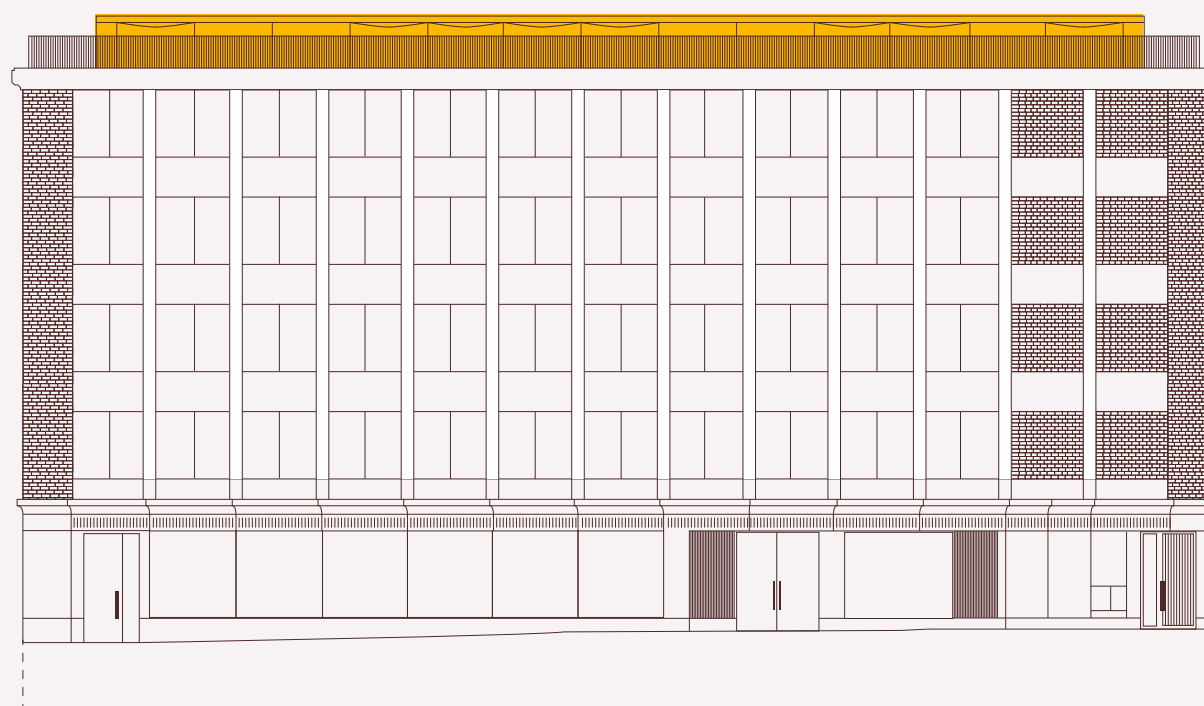
FIFTH

OFFICE

7,302 SQ. FT | 678 SQ. M

TERRACE

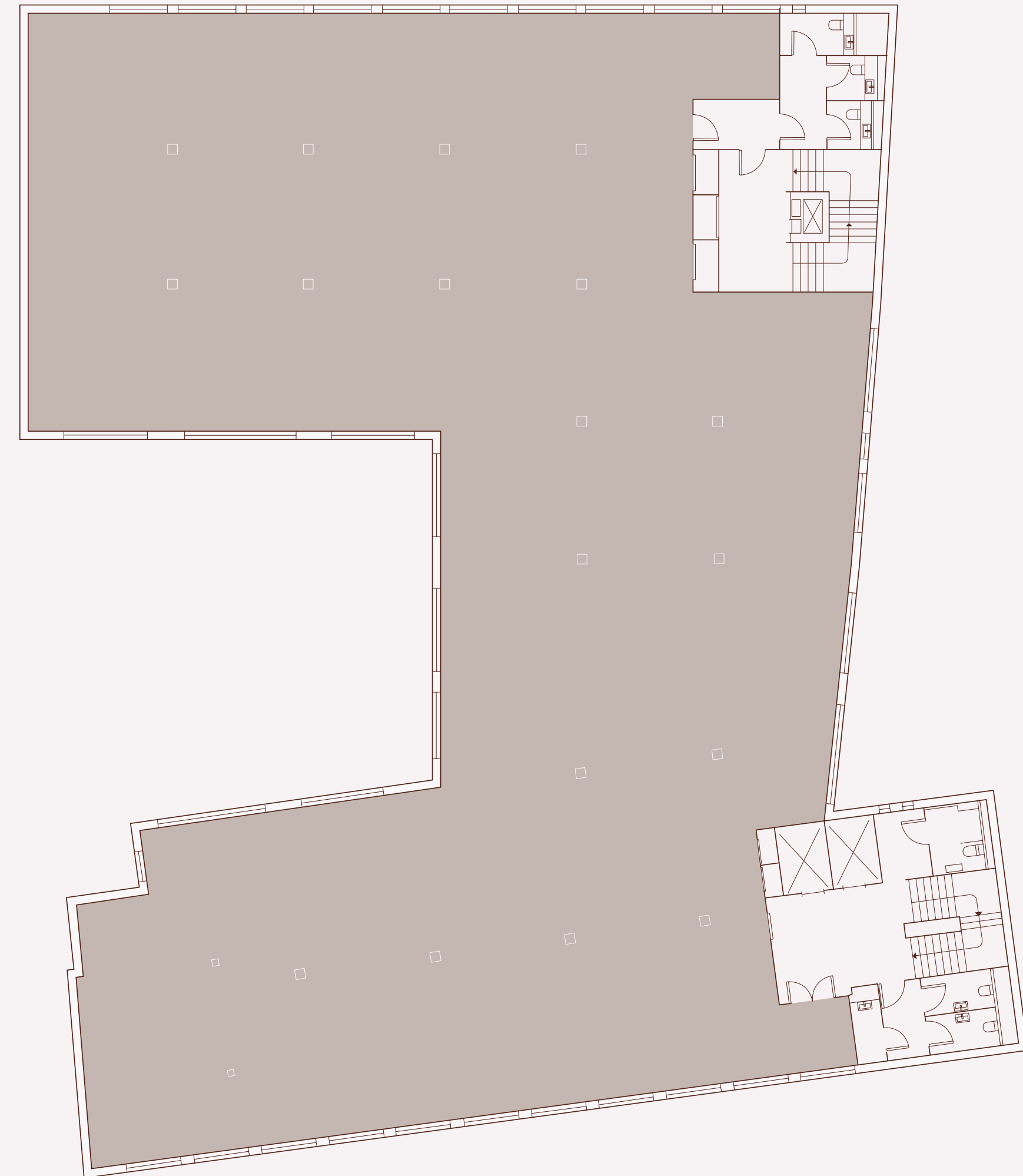
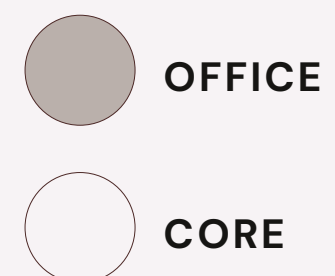
1,453 SQ. FT | 135 SQ. M

Not to scale
Indicative only

SECOND-FOURTH

OFFICE

8,888 SQ. FT | 826 SQ. M



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Indicative only



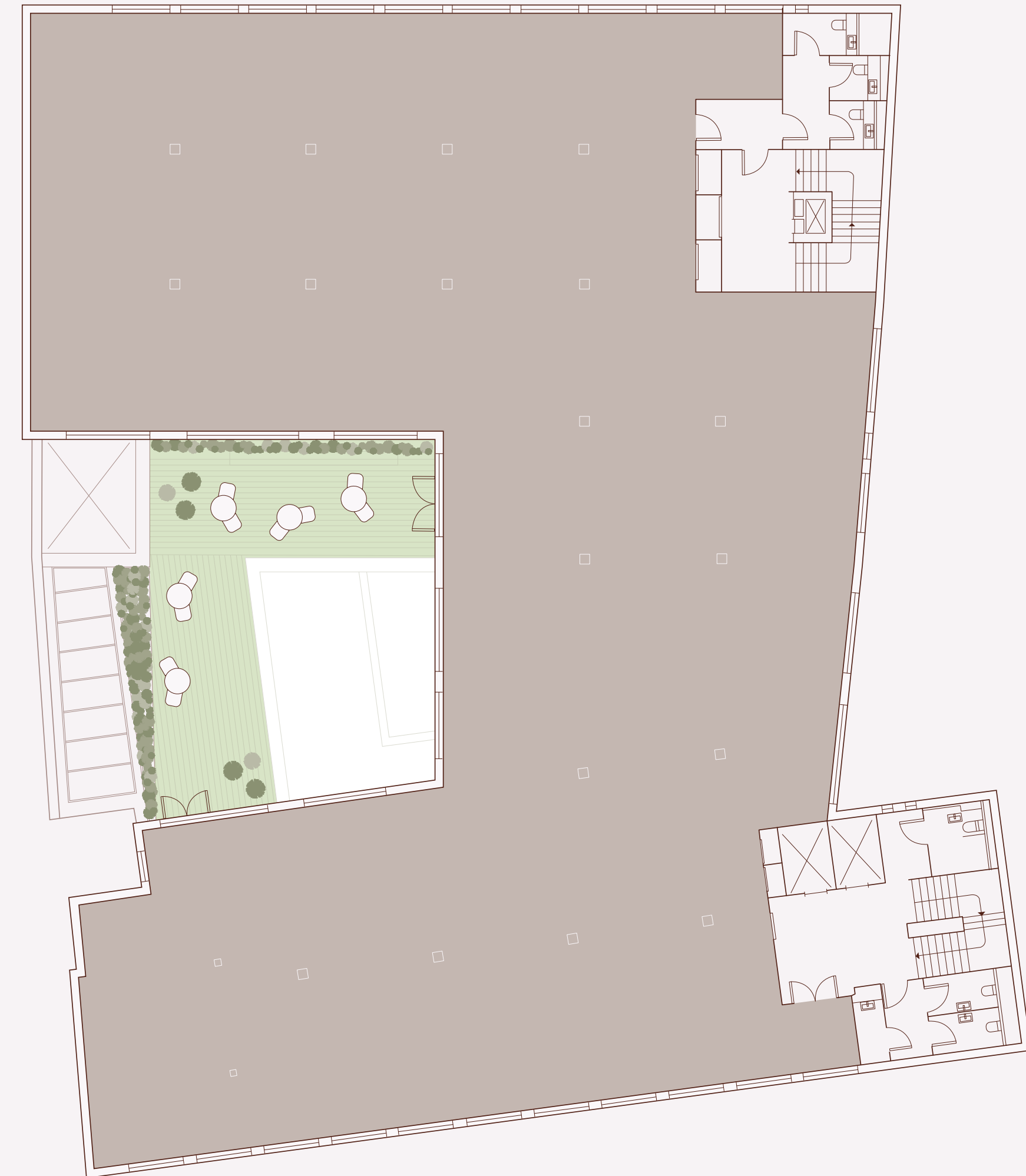
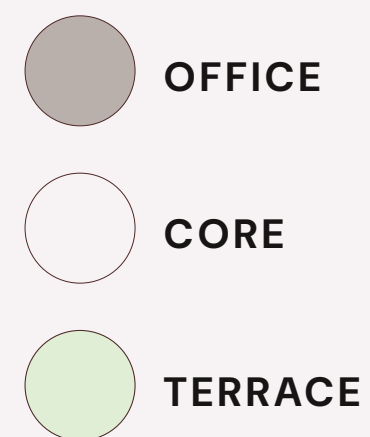
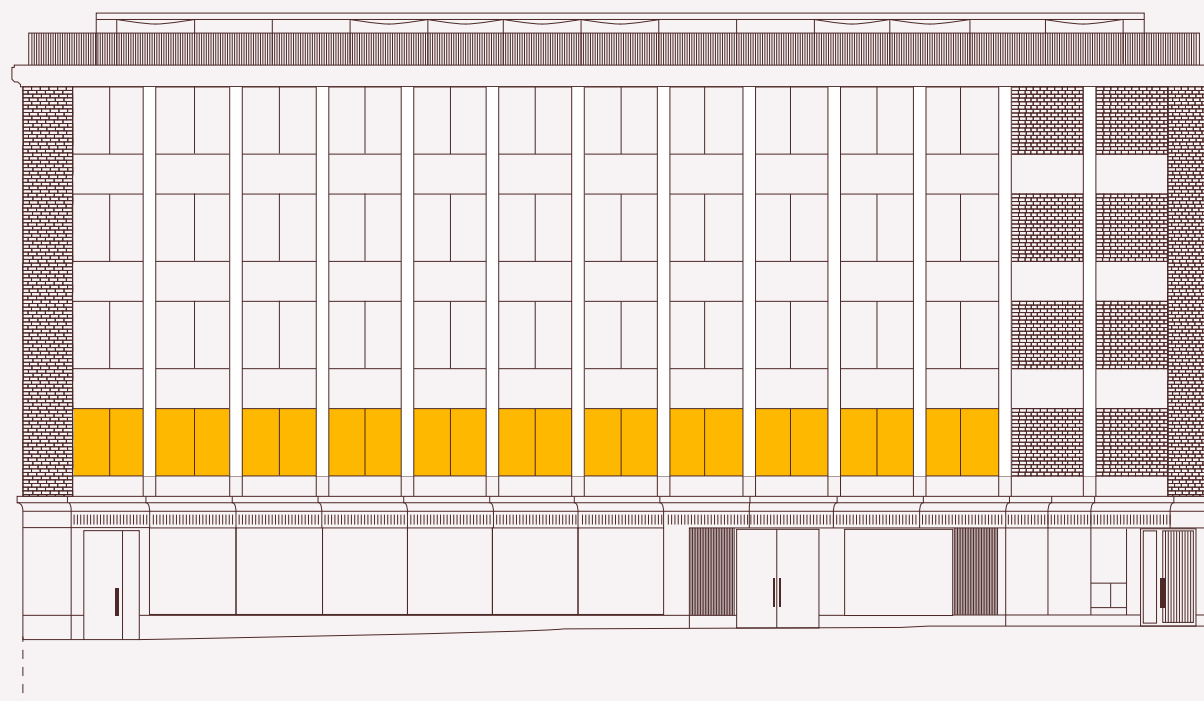
FIRST

OFFICE

8,858 SQ. FT | 823 SQ. M

TERRACE

1,203 SQ. FT | 112 SQ. M



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Indicative only



GROUND

OFFICE

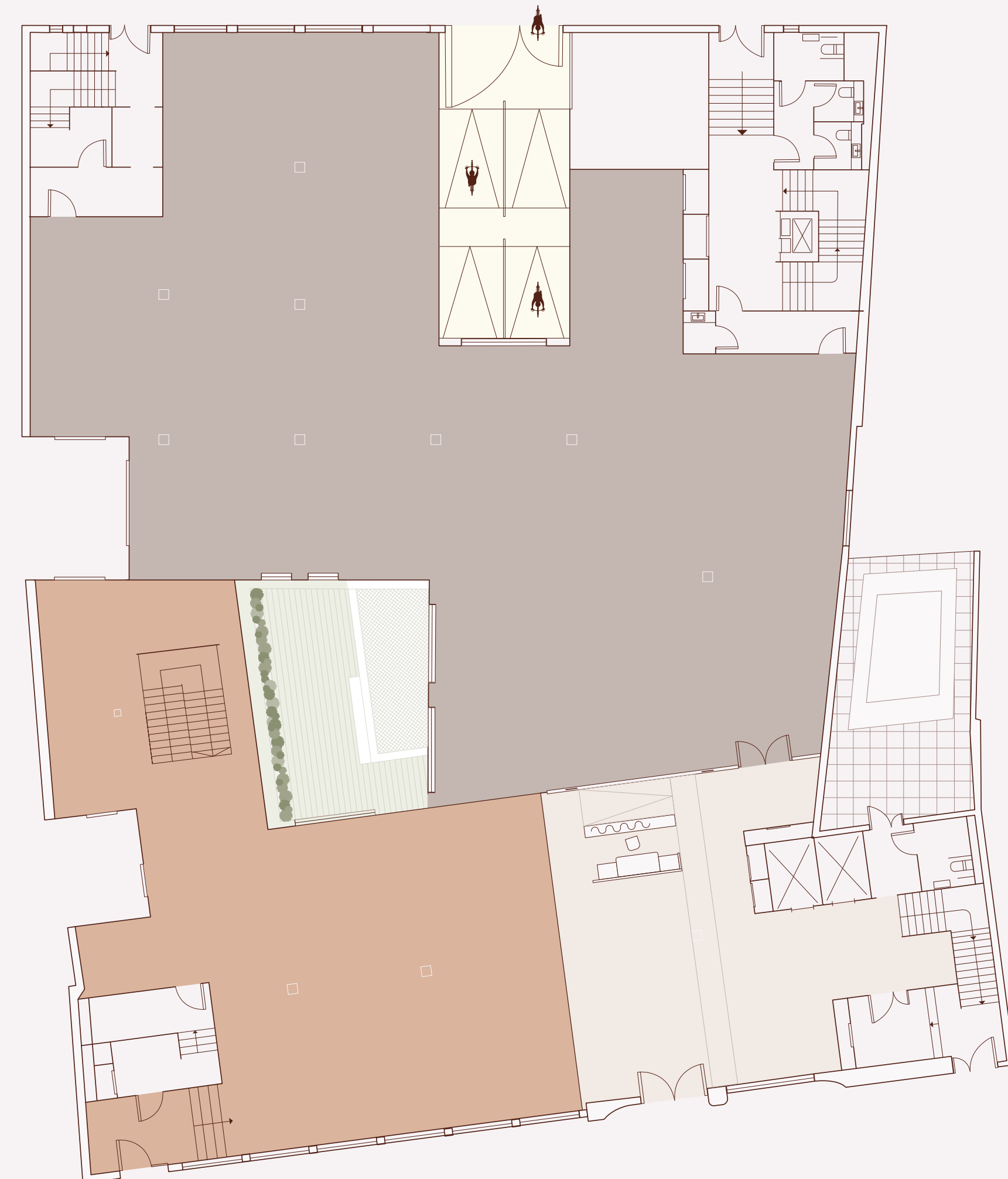
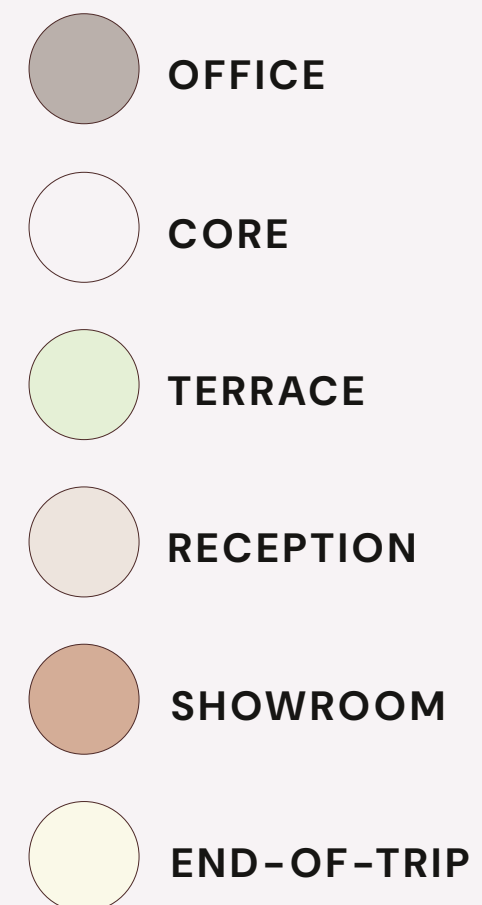
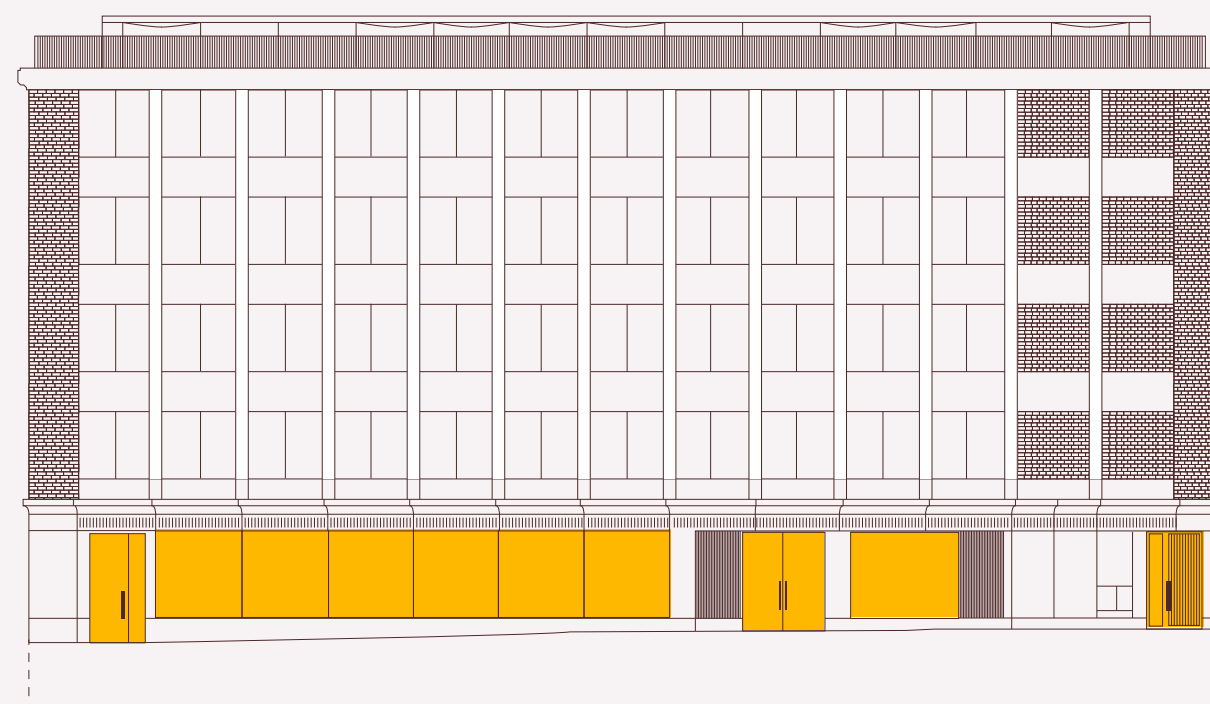
4,991 SQ. FT | 463 SQ. M

RECEPTION

1,207 SQ. FT | 112 SQ. M

SHOWROOM | LET

2,411 SQ. FT | 224 SQ. M



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Indicative only

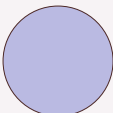
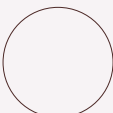
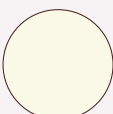
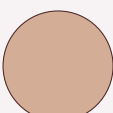
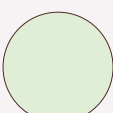


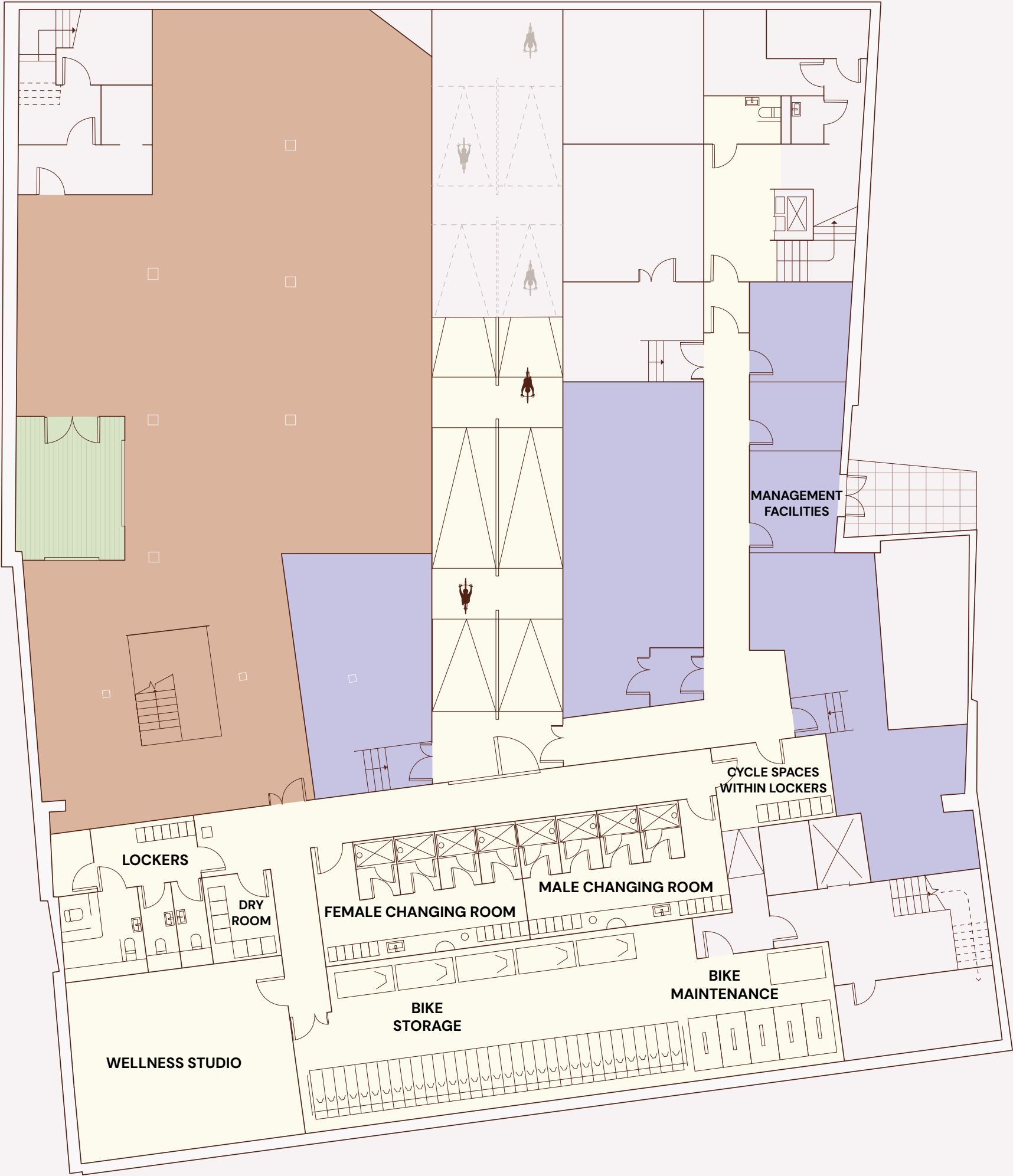
LG

SHOWROOM | LET
3,272 SQ. FT | 304 SQ. M

TERRACE | LET
172 SQ. FT | 16 SQ. M



-  BUILDING SERVICES & BACK OF HOUSE
-  CORE
-  END-OF-TRIP
-  SHOWROOM
-  TERRACE





5TH FLOOR OFFICE

SPACE PLAN

TYPICAL FLOOR – 1:10 OCCUPANCY

83 DESKS

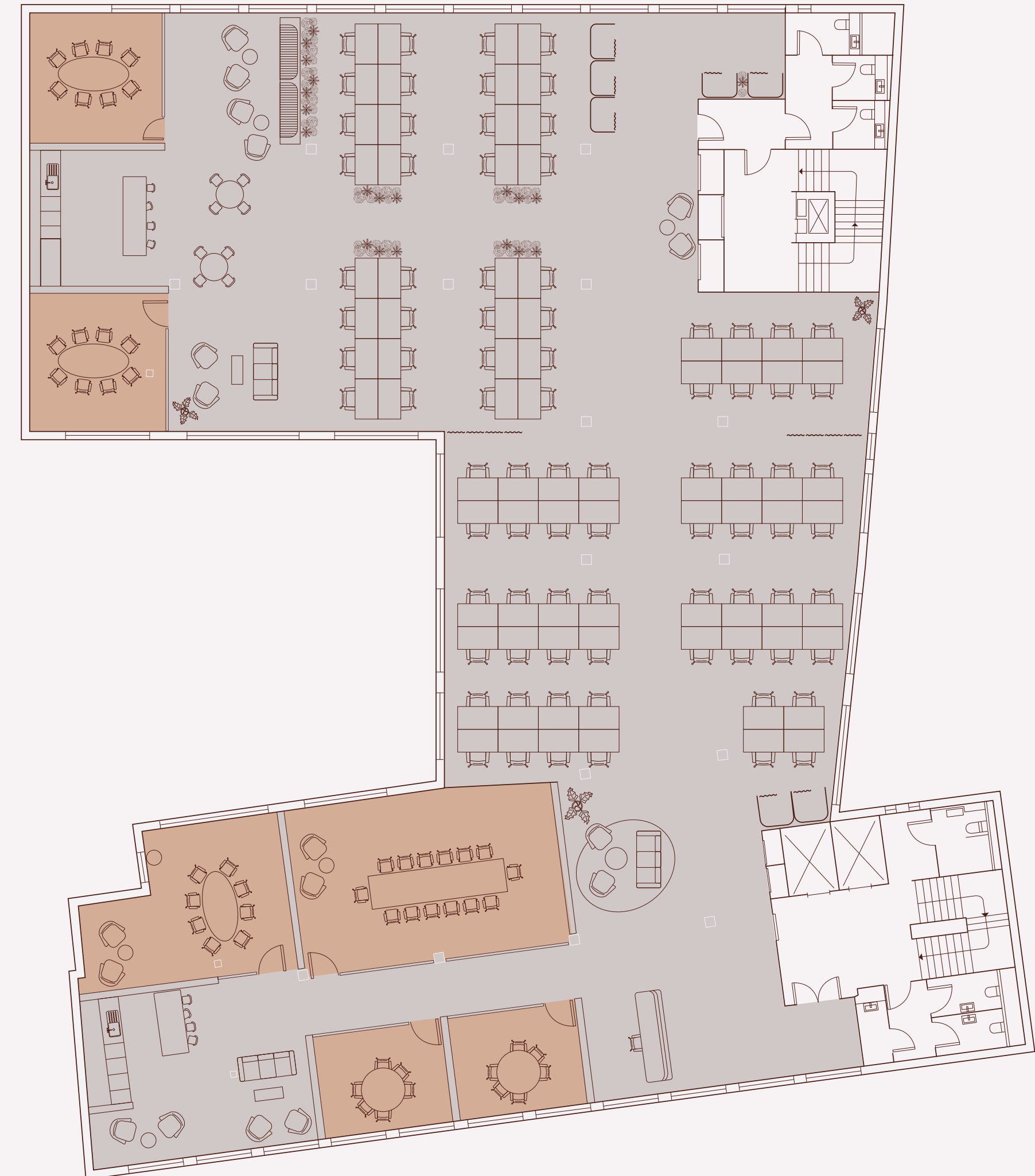
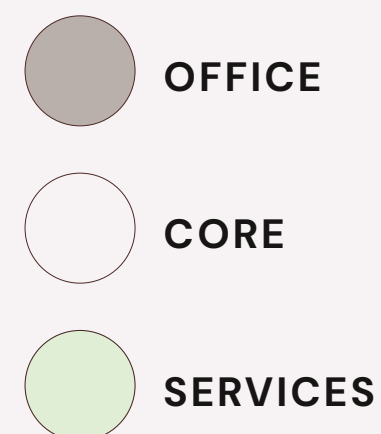
6 MEETING ROOMS

2 TEA POINTS

4 BREAK OUT ZONES

5 PHONE BOOTHS

6 WC'S



Not to scale
Indicative only



SPACE PLAN

TYPICAL FLOOR - 1:8 OCCUPANCY

103 DESKS

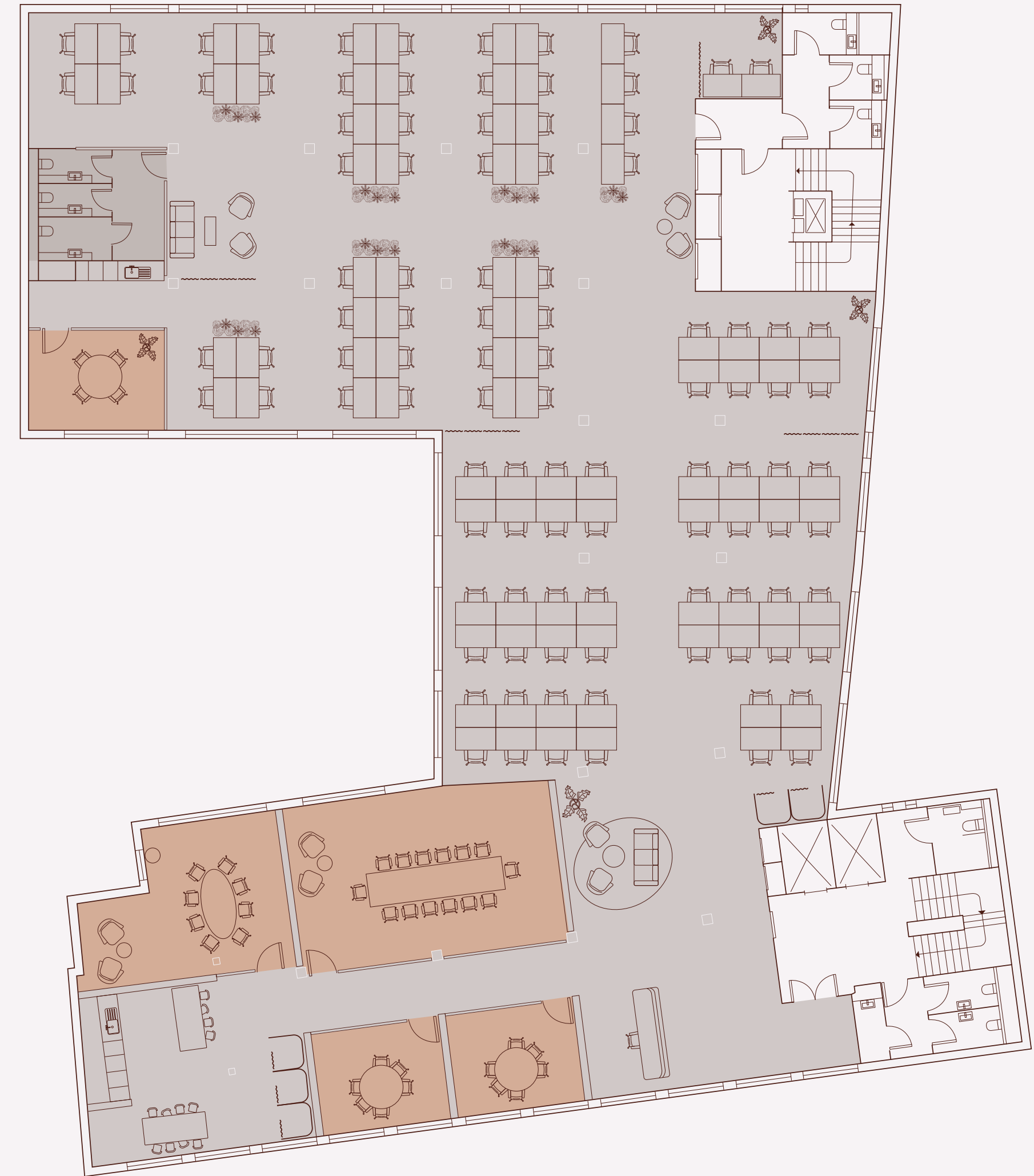
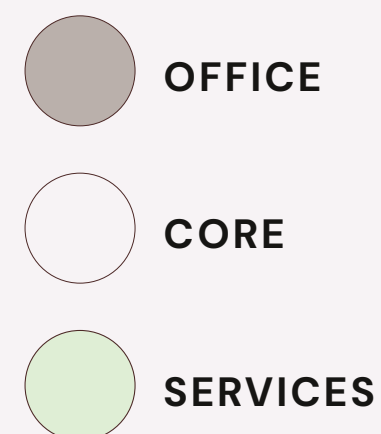
5 MEETING ROOMS

2 TEA POINTS

3 BREAK OUT ZONES

5 PHONE BOOTHS

9 WC'S



Not to scale
Indicative only



SPACE PLAN

FIFTH FLOOR - 1:8 OCCUPANCY

84 DESKS

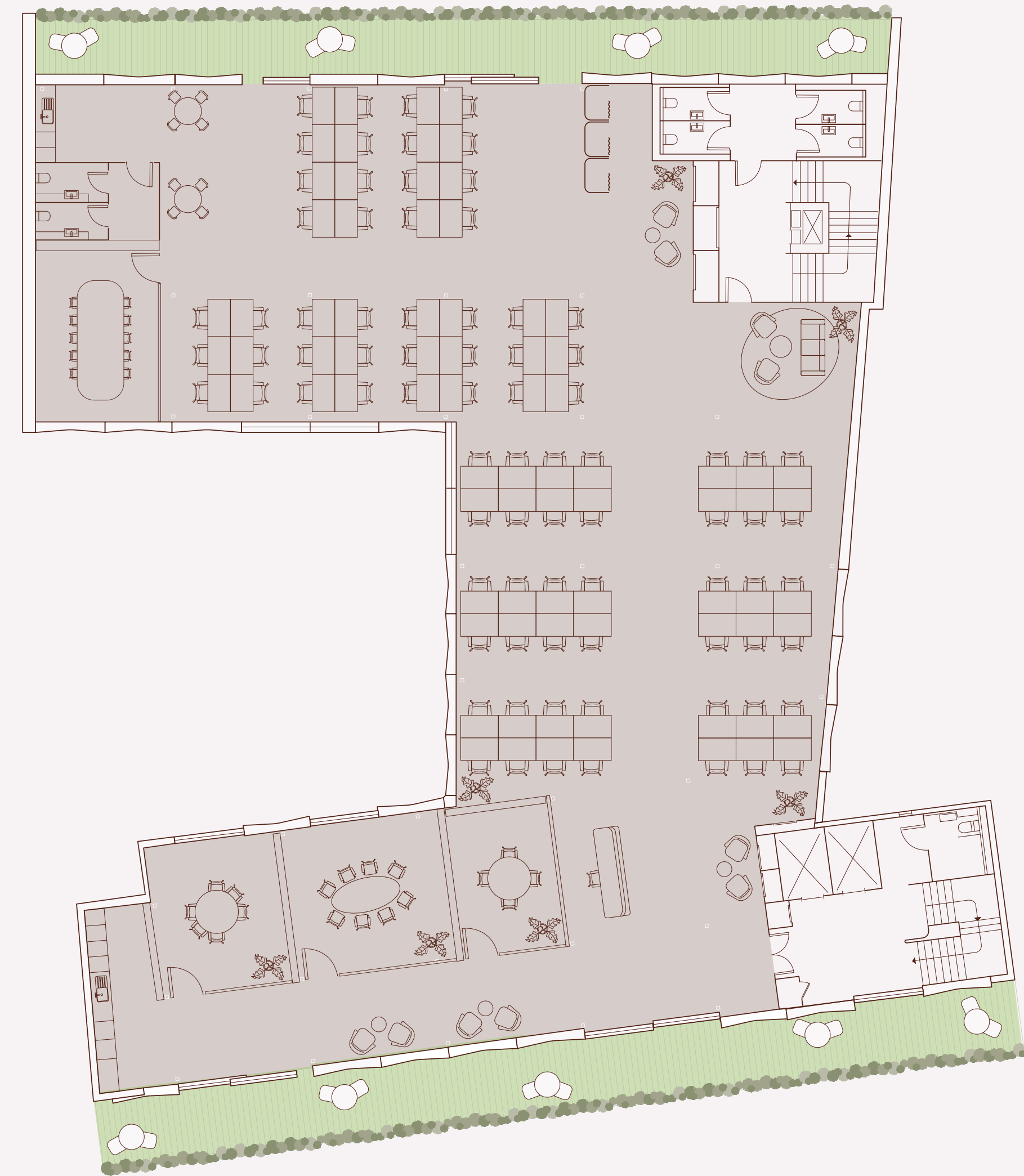
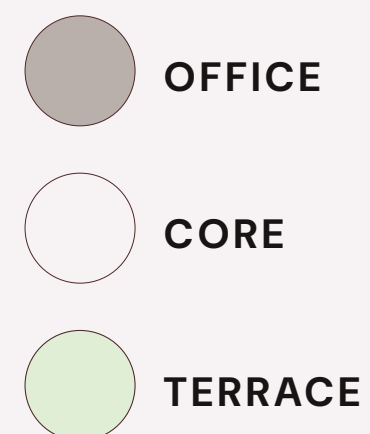
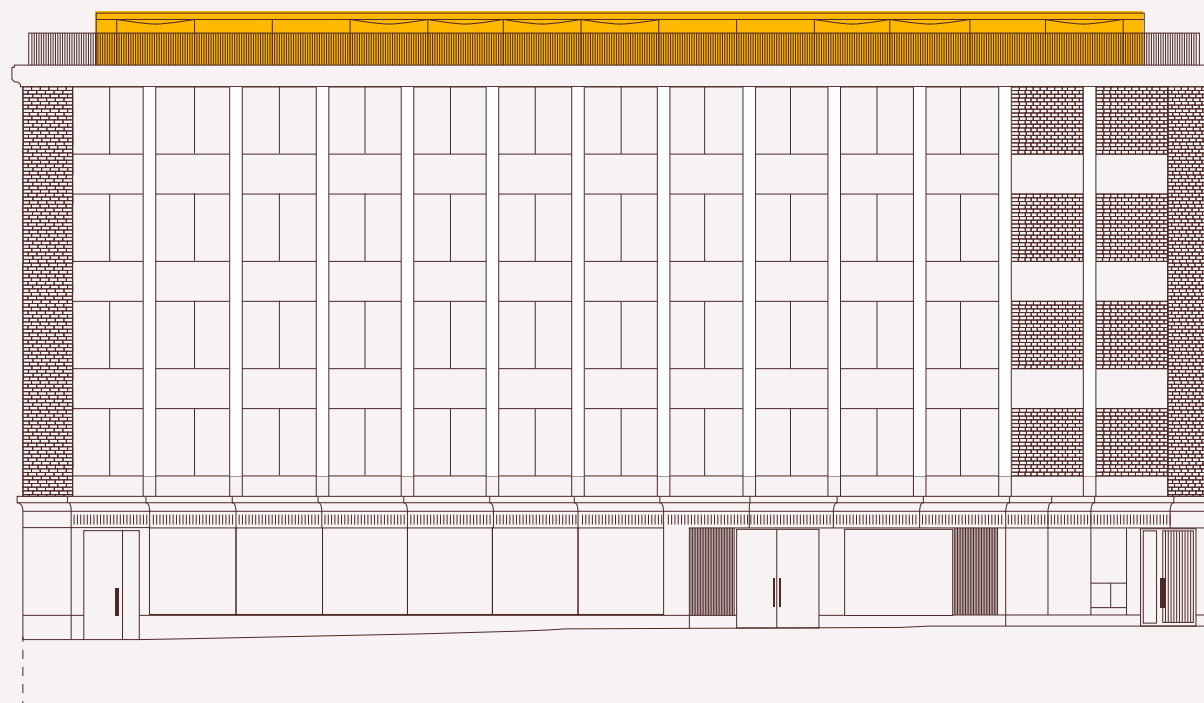
4 MEETING ROOMS

2 TEA POINTS

3 BREAK OUT ZONES

3 PHONE BOOTHS

7 WC'S



Not to scale
Indicative only



SPACE PLAN

FIFTH FLOOR - 1:10 OCCUPANCY

67 DESKS

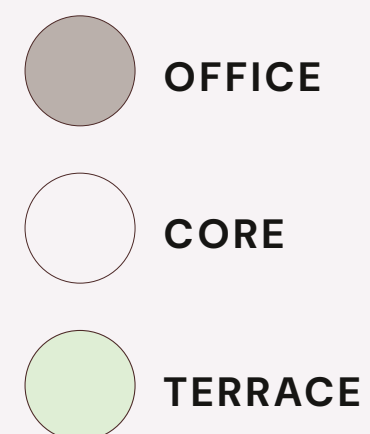
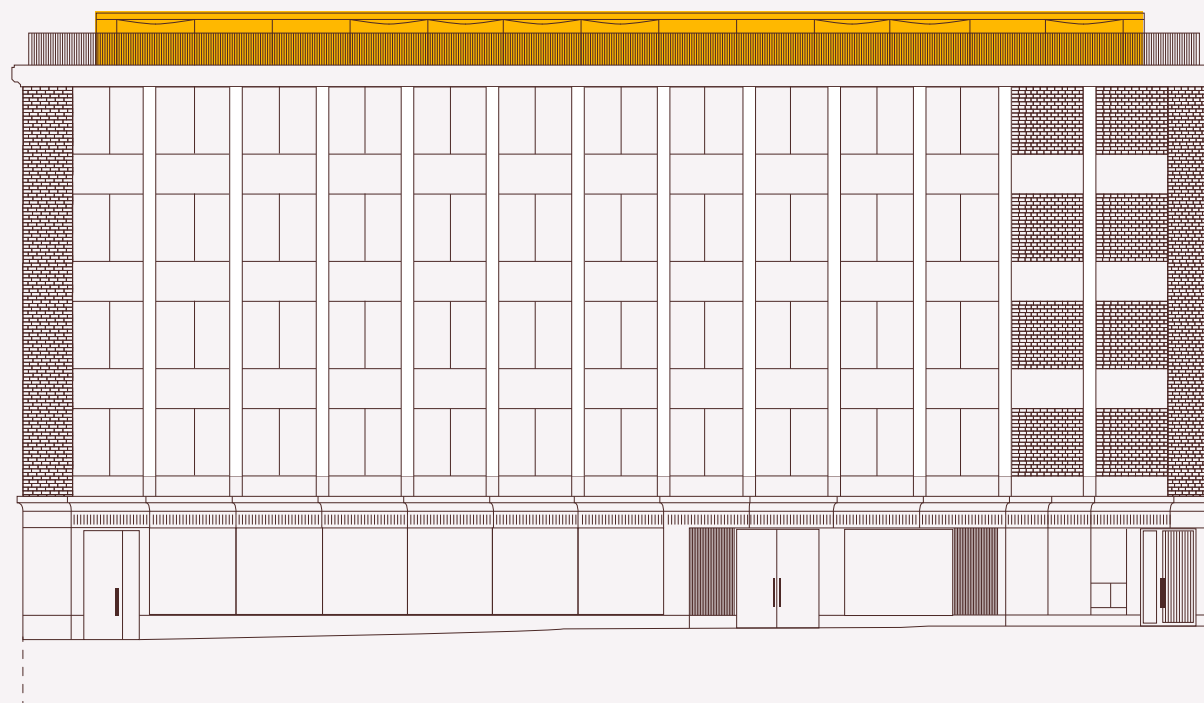
5 MEETING ROOMS

2 TEA POINTS

4 BREAK OUT ZONES

3 PHONE BOOTHS

5 WC'S



Not to scale
Indicative only



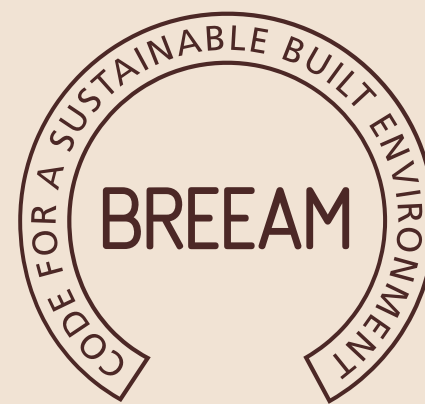
SUSTAINABILITY

SUSTAINABLE

CERTIFIED

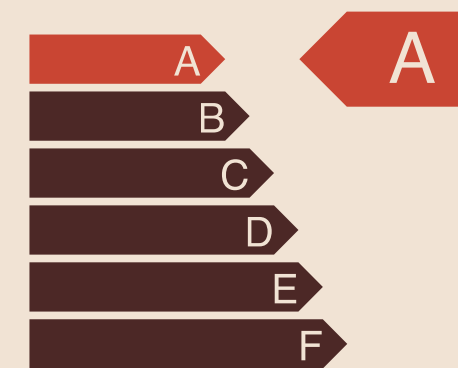
IN THE BAG

BUILDING CERTIFICATES



BREEAM:
Targeting Excellent

BREEAM stands as the leading global method for assessing sustainability in buildings and infrastructure projects



EPC Rating
Achieved A

Greater energy efficiency reduces both emissions and costs



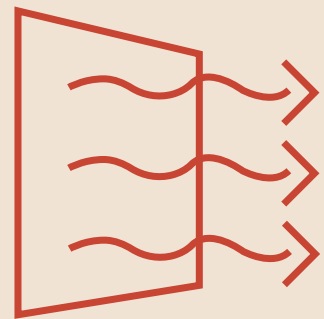
WiredScore
Wired Score:
Achieved Platinum

Enabled digital connectivity and infrastructure

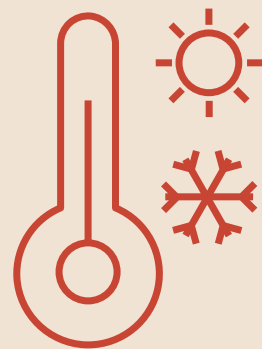
SUSTAINABILITY



UK Net Zero Carbon Standard Ready



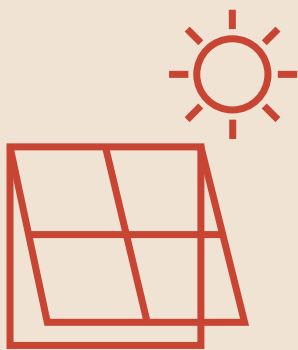
Adoption of passive ventilation strategy, reducing energy and carbon consumption



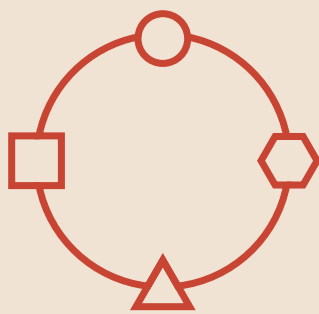
Thermal modelling to reduce overheating



98% of waste to be diverted from landfill. 15% of waste to be recycled



Triple aspect floor plates, promoting natural ventilation and natural light levels



Reclaimed materials used, including recycled raised access floors and restored terrazzo finishes



Climate change risk assessment measures incorporated into the design



Enhanced biodiversity included within the design, adding green spaces



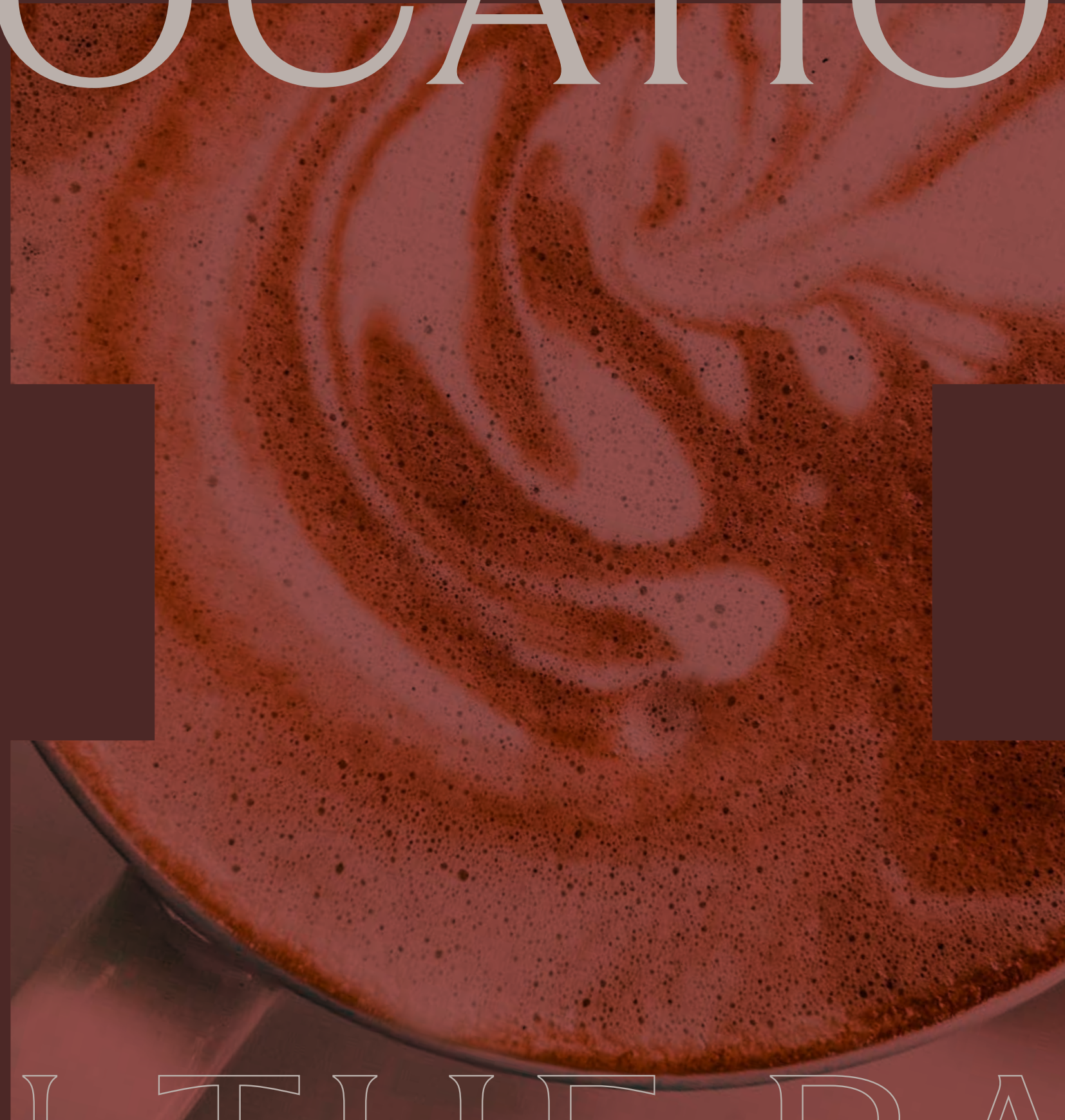
Predicted operational energy to meet UKGBC 2025–2030 target of 130kWh/m²GIA/yr and UK Net Zero Building Standard for refurbishments commencing construction in 2025 of 100Wh/m²GIA/yr

LOCATION

QUICK TRAVEL

GREAT EATERIES

IN THE BAG



EAT & DRINK

LUCA RESTAURANT



THE CROWN TAVERN



EXMOUTH MARKET

The neighbourhood is a foodie haven with easy access to Exmouth Market's vibrant street food, Michelin-starred restaurants like Luca, and historic pubs like The Crown Tavern. Leather Lane's bustling street food market and the eclectic offerings of Whitecross Street market add even more variety, alongside the many speciality coffee shops and bakeries nearby.

CULTURE & LIFESTYLE



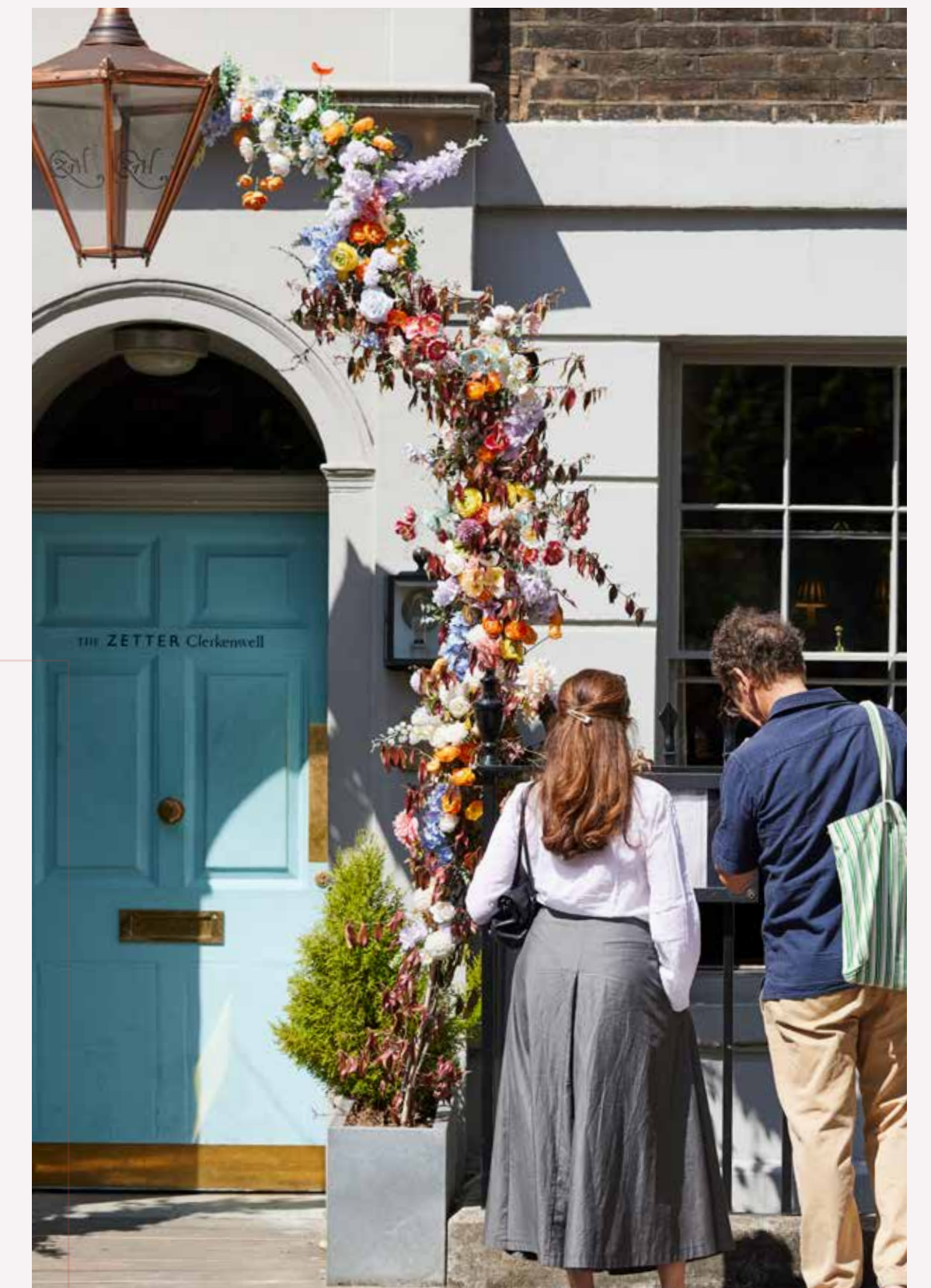
BARBICAN CENTRE

Nestled in the heart of Clerkenwell, this vibrant area provides convenient access to cultural and lifestyle highlights such as the Barbican Centre, renowned for its world-class arts and events. Nearby, Charterhouse Square offers a peaceful green retreat, perfect for relaxing and unwinding in nature. Adding to the area's unique blend of creativity and character, the stylish Zetter Townhouse is just one of the many exceptional hotels in the vicinity.

CHARTERHOUSE SQUARE



THE ZETTER TOWNHOUSE HOTEL



SMITHFIELD REGENERATED

Straus Haus is just a short walk from the transformative Smithfield Market regeneration – a flagship project by the City of London to create a vibrant hub for business, culture, and leisure. Anchored by the new London Museum, set to open in 2026, the area will draw over 2 million visitors annually and introduce lively public spaces, independent retail, dining, and creative offices. This development is expected to generate £565 million in economic value within 10 years, reinforcing Smithfield as a thriving destination at the heart of London's growth.



LOCAL AMENITIES



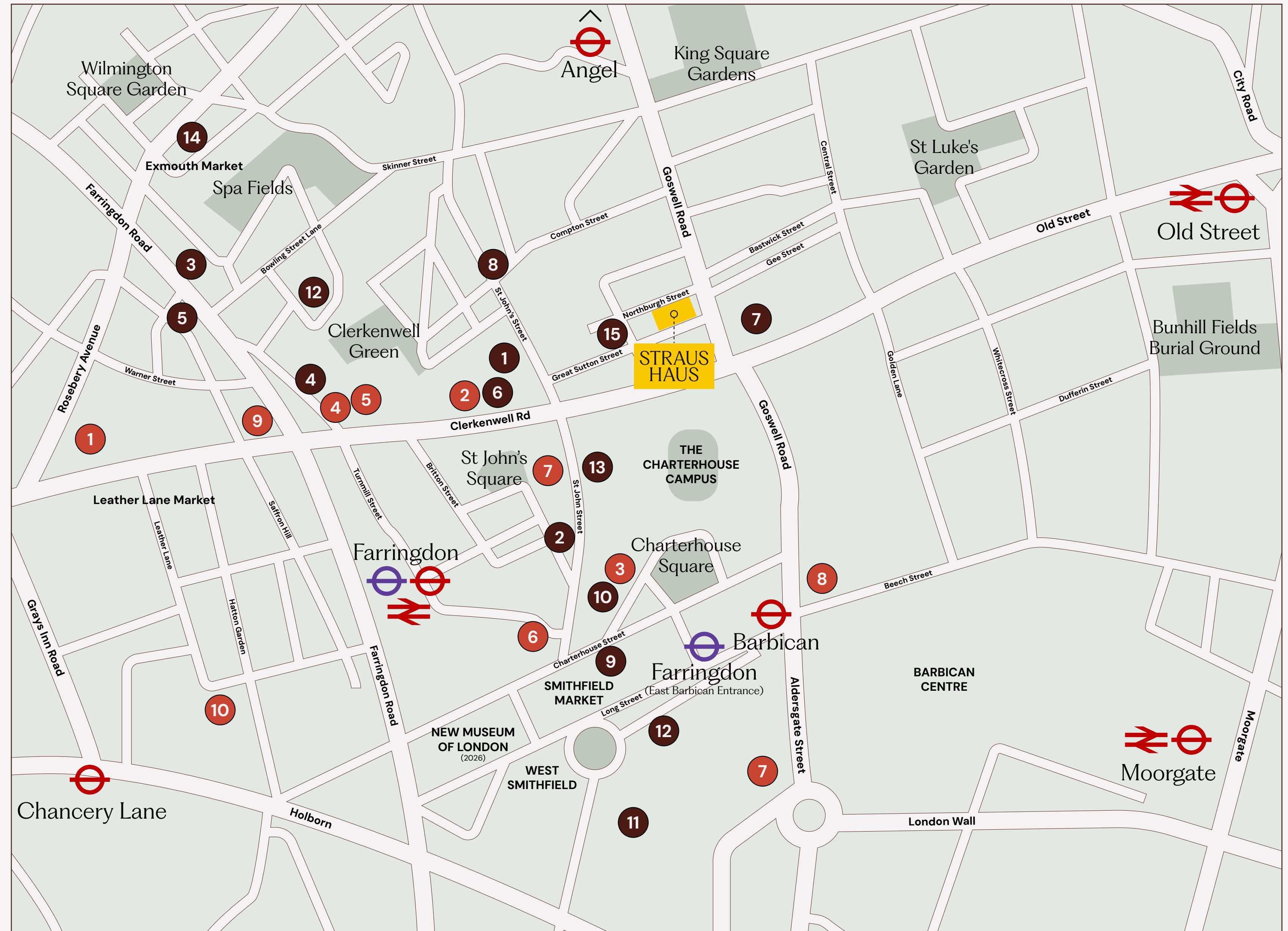
FOOD & DRINK

1. COMPTON COFFEE HOUSE
2. ST JOHN
3. MORO
4. SESSIONS ARTS CLUB
5. THE EAGLE
6. GAZETTE CLERKENWELL
7. FARE
8. BOCAS
9. SMITHS OF SMITHFIELD
10. CAFÉ DU MARCHE
11. CLUB GASCON
12. THE CLERKENWELL KITCHEN
13. LUCA
14. EXMOUTH ARMS
15. THE SLAUGHTERED LAMB



HOTELS & LIFESTYLE

1. RUBY STELLA HOTEL
2. YOTEL
3. MALMAISON
4. THE ZETTER TOWNHOUSE
5. MARRABLES HOTEL
6. THE ROOKERY
7. VIRGIN ACTIVE
8. NUFFIELD HEALTH
9. PUREGYM
10. GYMBOX



STAY CONNECTED

The area is exceptionally well connected, with Farringdon Station just a short walk away, offering access to the Elizabeth Line, Thameslink and the London Underground. This makes travel easy and quick, both within London and beyond, linking directly to major hubs like Heathrow Airport, Canary Wharf and Paddington Station.

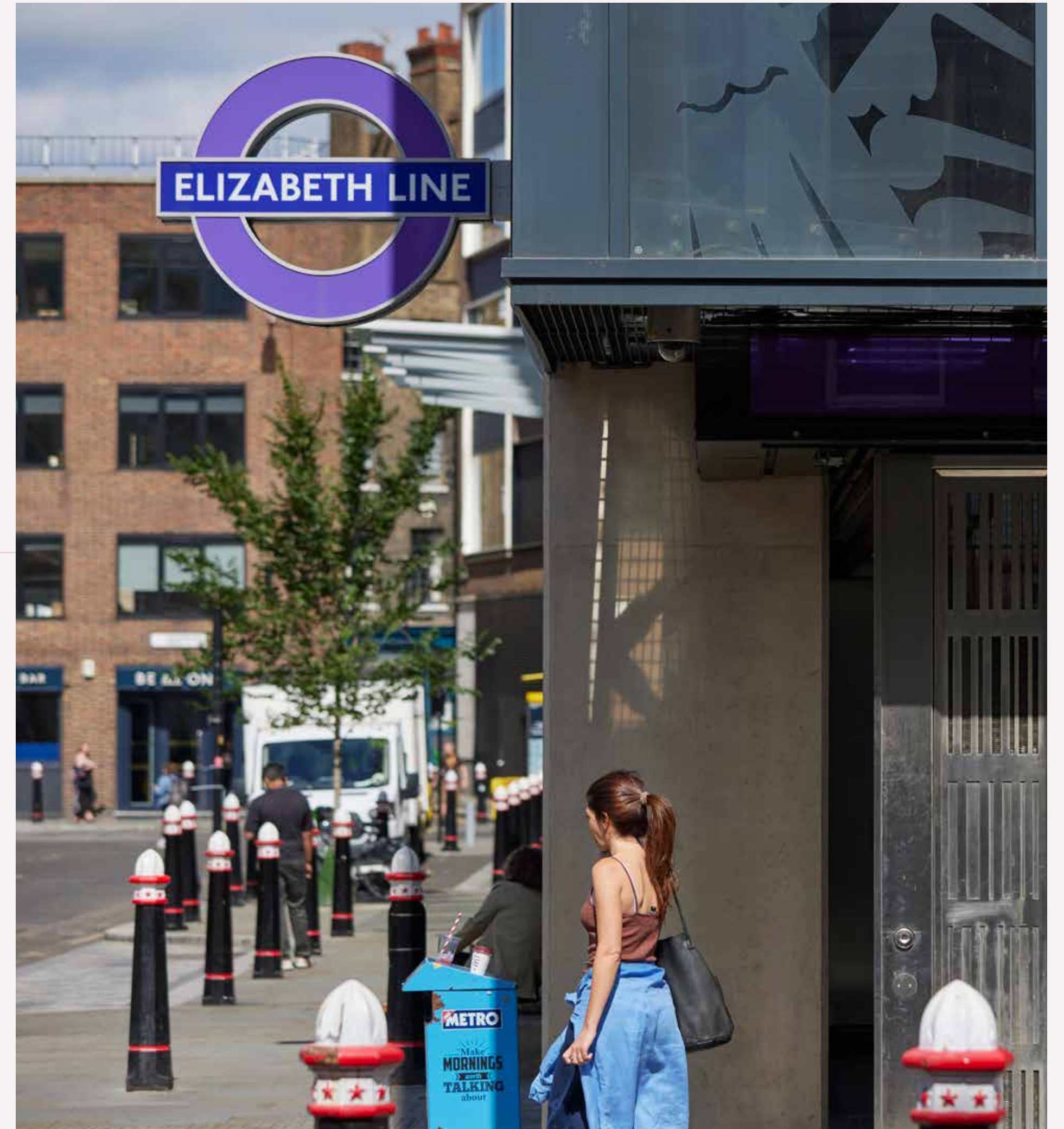
FARRINGDON STATION



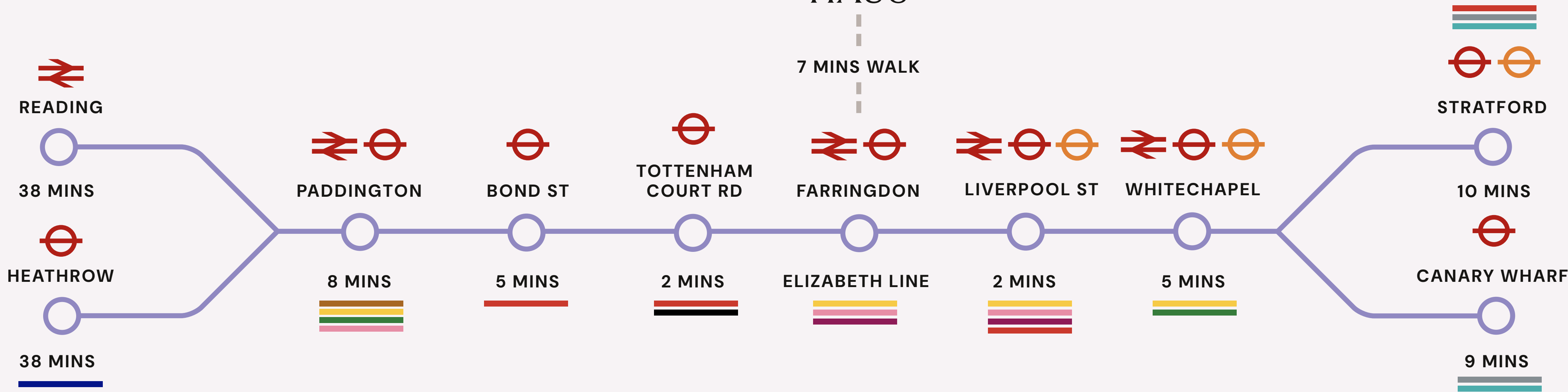
TfL Connectivity Rating – 6B

TfL's Connectivity Rating, or PTAL, measures public transport access from 0 (poor) to 6b (excellent) based on proximity, service frequency, and travel times.

FARRINGDON EAST



TRAVEL TIMES



WALKING TIMES

BARBICAN	5 MINS
FARRINGDON	7 MINS
OLD STREET	11 MINS
MOORGATE	16 MINS
CHANCERY LANE	16 MINS
ANGEL	17 MINS
LIVERPOOL STREET	20 MINS
KING'S CROSS	26 MINS

CYCLING TIMES

LIVERPOOL STREET	5 MINS
SHOREDITCH	7 MINS
KING'S CROSS	8 MINS
LONDON BRIDGE	11 MINS
EUSTON	11 MINS
WATERLOO	12 MINS
MARYLEBONE	17 MINS
VICTORIA	25 MINS

TRANSPORT TIMES FROM FARRINGDON

KING'S CROSS	4 MINS
BLACKFRIARS	6 MINS
EUSTON	12 MINS
LONDON BRIDGE	14 MINS
WATERLOO	18 MINS
VICTORIA	19 MINS

AIRPORT TIMES FROM FARRINGDON

HEATHROW	38 MINS
LONDON CITY	38 MINS
GATWICK	40 MINS
LUTON	50 MINS
STANSTED	57 MINS

TEAMWORK

COLLABORATIVE

EXCELLENCE

IN THE BAG

PROJECT TEAM

Developer



Project Management



Contractor



Architect



M&E + BREEAM Consultant



Planning Consultant



MAKE AN ENQUIRY

**Mike Voller**

mike.voller@knightfrank.com
07739 763 699

Lucy Dowling

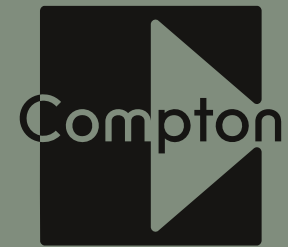
lucy.dowling@knightfrank.com
07557 310 233

Katie White

katie.white@knightfrank.com
07974 096 734

Ben Player

ben.player@knightfrank.com
07814 066 311

**Michael Raibin**

mr@compton.london
07880 795 679

Josh Perlmutter

jp@compton.london
07814 699 096

Jaimie Ferreira

jf@compton.london
07521 068 635

Jake Kinsler

jk@compton.london
07928 049 777

straushaus.london

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