



ALBION WORKS

11 GREENHILL RENTS
COWCROSS ST. LONDON EC1

A MORTIMER-PARK PROPERTY

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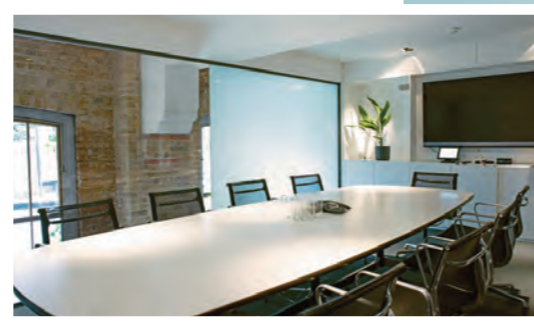
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ALBION WORKS

- Situated in the heart of Clerkenwell, adjacent to vibrant Cowcross Street and its many restaurants, pubs and coffee houses.
- Clerkenwell is home to the creative industries, with many of the world's leading media, design and tech businesses based in the area.
- A prominent, five storey warehouse building, retaining many original features. The building is set within a 3,000 sq ft gated courtyard.
- Car parking for 8 vehicles is available by separate agreement.



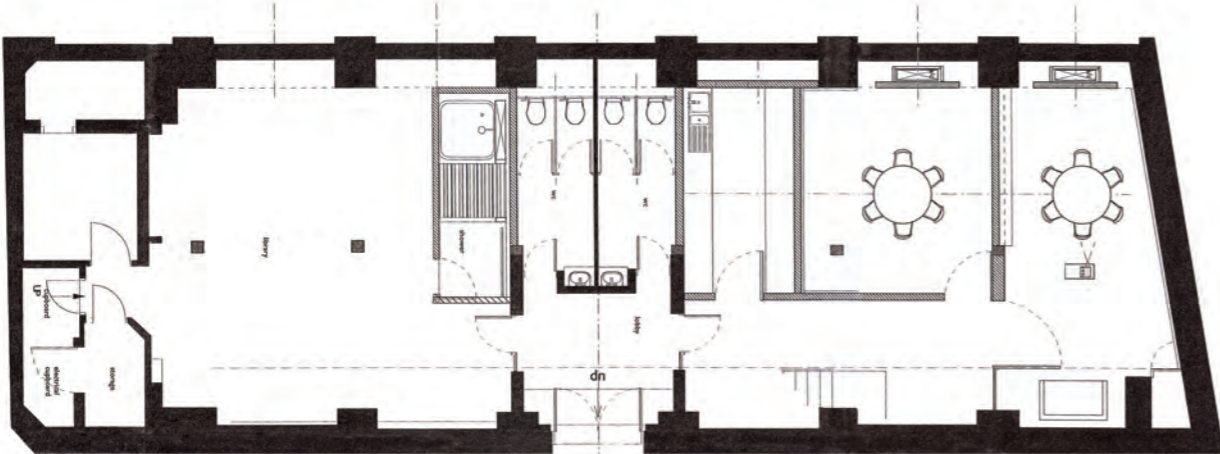
- HQ building with two entrances
- Fitted out, media style accommodation
- Impressive reception
- A/C (ground and lower ground)
- Gated courtyard
- 3,000 sq ft outdoor space
- Exposed brickwork
- Original architectural features
- Meeting and breakout rooms
- Kitchens
- Showers



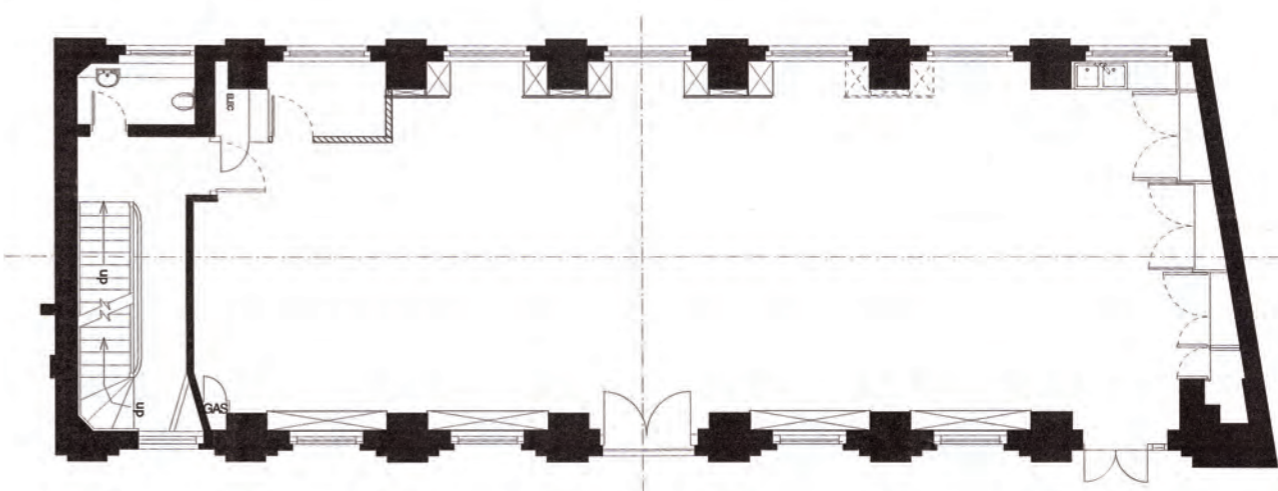
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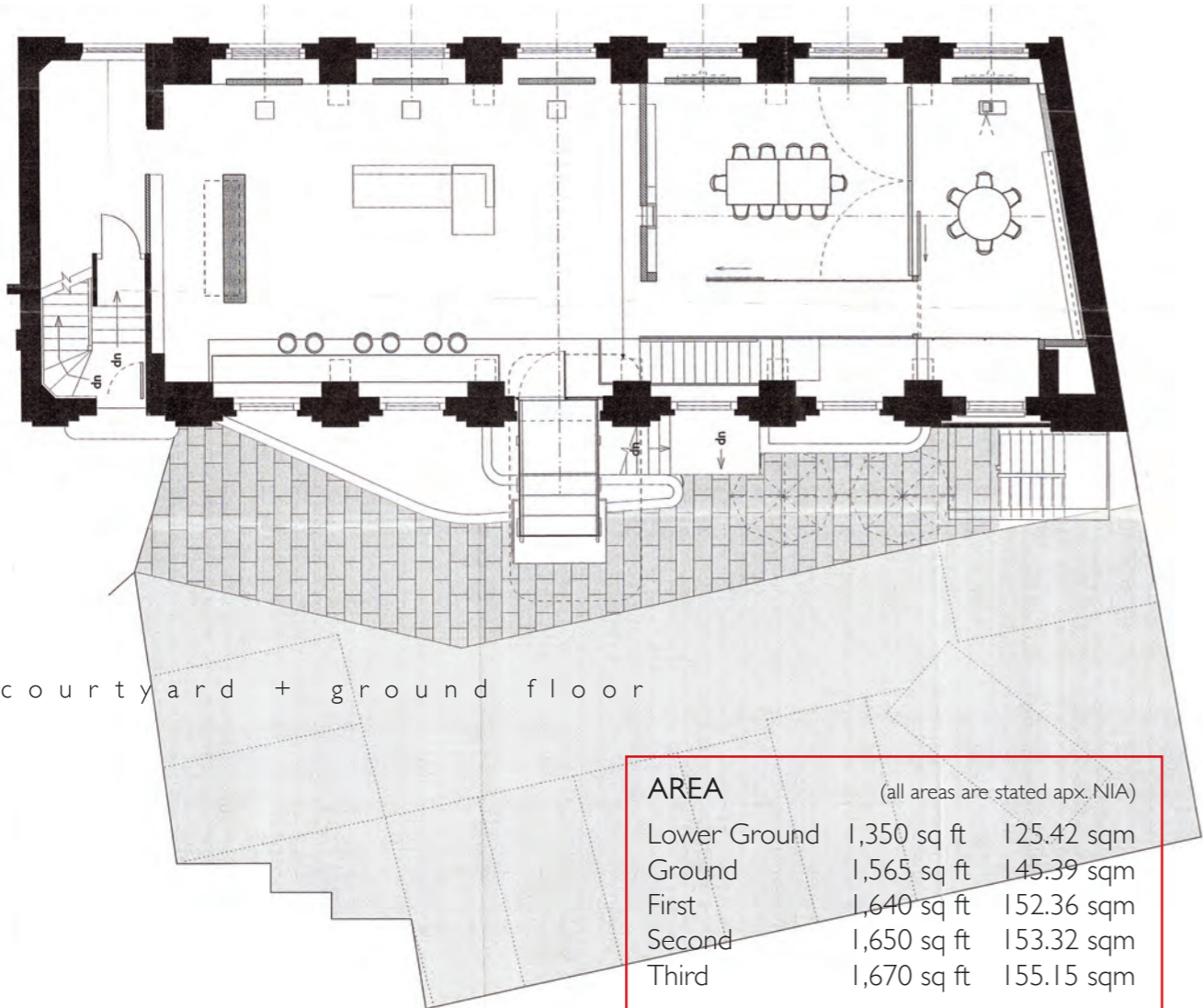
plans not to scale



lower ground floor

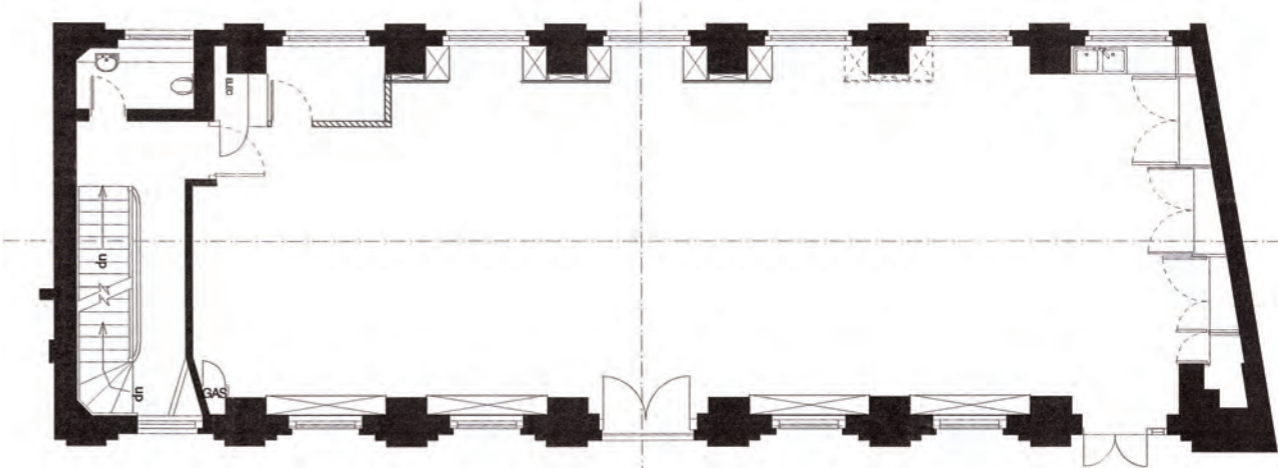


first floor

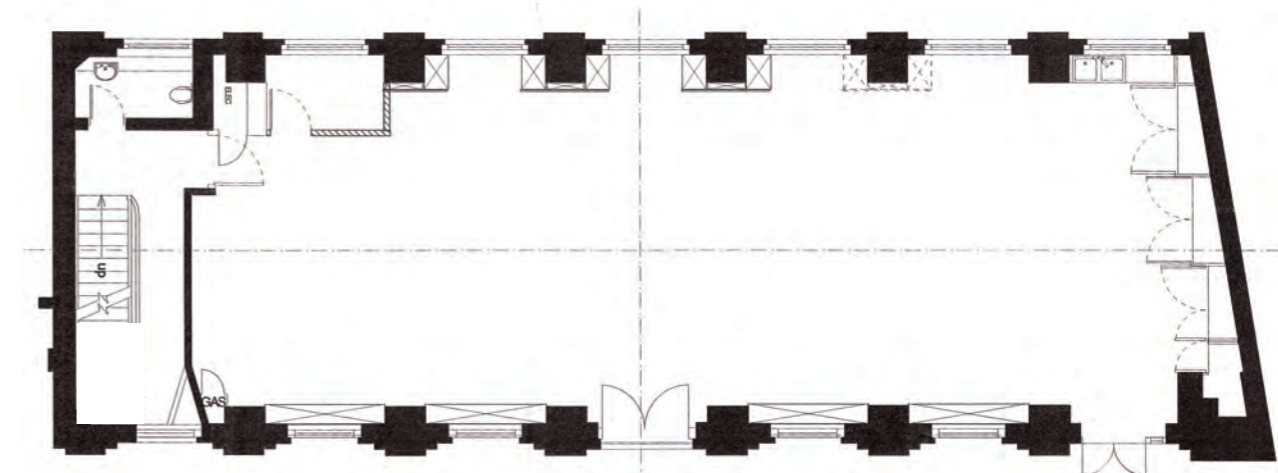


courtyard + ground floor

AREA	(all areas are stated apx. NIA)	
Lower Ground	1,350 sq ft	125.42 sqm
Ground	1,565 sq ft	145.39 sqm
First	1,640 sq ft	152.36 sqm
Second	1,650 sq ft	153.32 sqm
Third	1,670 sq ft	155.15 sqm
TOTAL	7,875 sq ft	731.64 sqm



second floor



third floor

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LOCAL AREA PAST & PRESENT



In the middle ages Smithfield was a wide grassy space, just outside the northern wall of the City of London. Due to its access to grazing and water, it was used as London's principal livestock market. Meat has been bought and sold at Smithfield for more than 800 years. Some street names associated with the market are still in use, such as Cowcross Street, but many others such as Duck Lane, Chick Street and Goose Alley disappeared as the Victorians developed the area.

In 1636 the Corporation of the City of London formally established a cattle market by means of a Royal Charter. The new market opened in 1868, and came with its own underground railway linking Smithfield to other London mainline stations. The new market structure was designed by the City of London architect Horace Jones in his first major commission, he went on to design Tower Bridge which was completed in 1887 after his death.

The new Smithfield Market was deliberately built on top of a small hill so that it caught the breeze, which is difficult to tell at ground level today. It was built when there was no refrigeration but was designed to be cooler inside the market than it was in the shade outside. To enable this he combined open ironwork to let the air and light in and a louvred roof to keep out the direct sunlight.

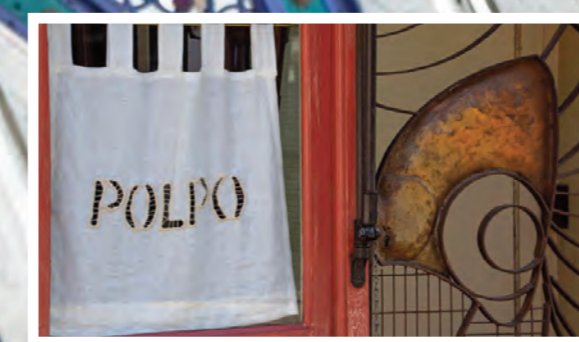
Today Smithfield market is still London's wholesale meat market, selling around 150,000 tons of meat annually. It's buildings are grade 2 listed, and the area around the market is now filled with coffee bars, clubs and restaurants. Crossrail is likely to add to the popularity of the area and could drive the Smithfield Market out to the edges of London as has happened with other famous London Markets.

Many thanks to John Morgan a volunteer guide for the Clerkenwell and Islington Guides Association.



GREENHILL RENTS

There was a time when many lanes and alleyways were built either by one person or with one person's money and given the name of 'buildings' or 'rents' the latter being a building built specifically to be rented out. John Greenhill was an 18th century landowner, both he and his wife Agnes owned other land and property in Smithfield. In 1863 Greenhill Rents was turned into a cul-de-sac when a new railway line was cut through the area.



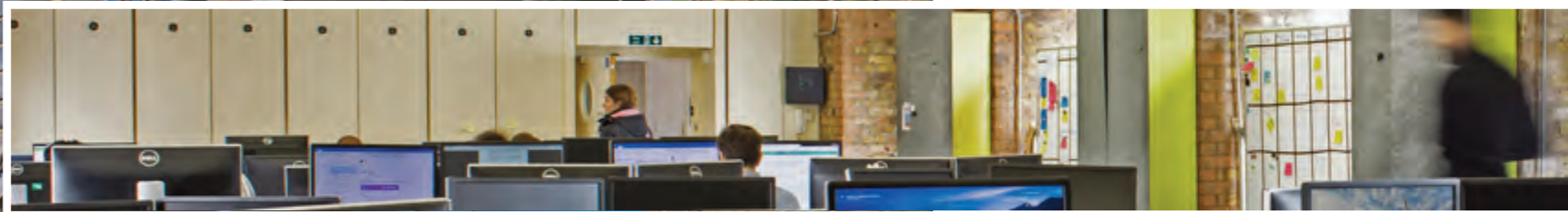
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TRANSPORT LINKS

- **FARRINGDON STATION** is a 2 minute walk from Albion Works and is one of London's best connected transport links.
- Farringdon London Underground Station is served by Circle, Hammersmith & City and Metropolitan Underground lines.
- Mainline Rail Services from Farringdon, Barbican and City Thameslink connecting access to Greater London.
- New Elizabeth Line opening soon connecting Thameslink & Underground to provide unrivalled transport links with Greater London, Home Counties, The City, Canary Wharf and three of London's five major airports.



PLANNING

Property located in the London Borough of Islington. Albion Works is located in the Charterhouse Square Conservation Area.

LEASE

New, effective full repairing and insuring lease to be granted outside of the Landlord & Tenant Act.

BUSINESS RATES

RV £212,000

RP £106,848 per annum

Interested parties are advised to make their own enquiries to Islington Council.

VAT The premises is not elected

USE Offices/BI

EPC Upon request

POSSESSION Q3 2019

LEGAL COSTS

Each party to bear their own costs.

RENT Upon request

VIEWING

Strictly by prior appointment through Sole Agents

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Photography Tim Edwards, Plough Studios



ALBION WORKS

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A MORTIMER - PARK PROPERTY