

Porters Place

11 St John Street
Farringdon EC1

29,040 Sq Ft
HQ Office to Let

Reception

First impressions

Porters Place provides 29,040 sq ft of newly refurbished office space in a central Farringdon location. The scheme is located on a corner site between St John Street and Peter's Lane overlooking a central courtyard.

Finished to a high specification, the reception provides occupiers with an impressive welcome. The building has been designed by leading architects Fletcher Priest.

St John Street Reception

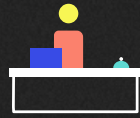


A stylish new HQ office building

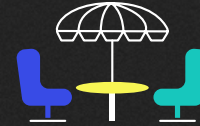


Take a closer look

A cutting edge specification will be provided, featuring a new arrival experience, occupier breakout spaces and exceptional new end-of-journey facilities. These all contribute towards collaboration and productivity.



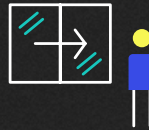
Statement entrance and reception



3rd floor terrace



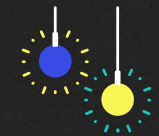
Landscaped central courtyard



Openable windows



VRF air conditioning



LED lights



WiredScore Gold



Exposed services



42 secure cycle spaces



4 new showers

A stylish new HQ office building

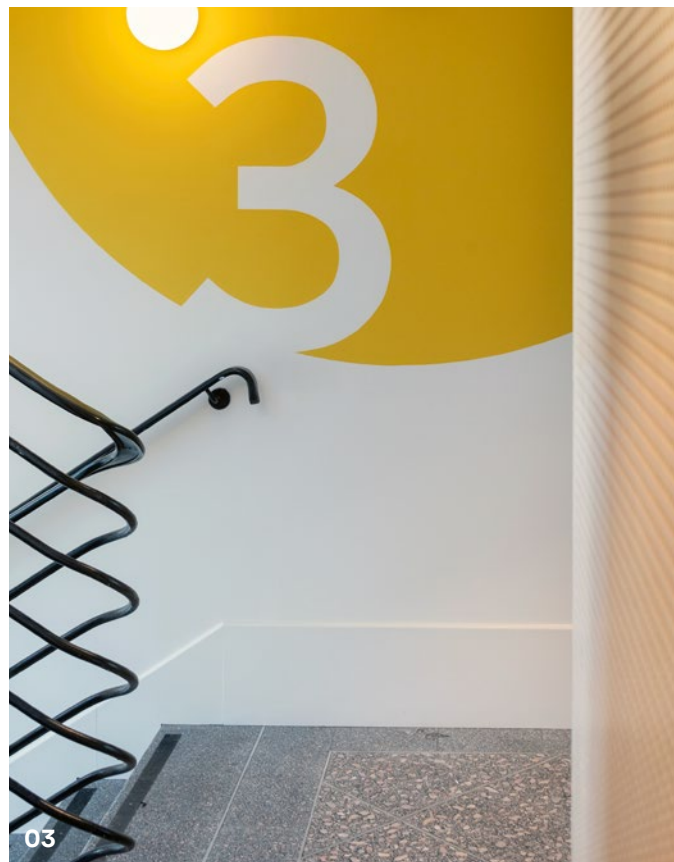


02



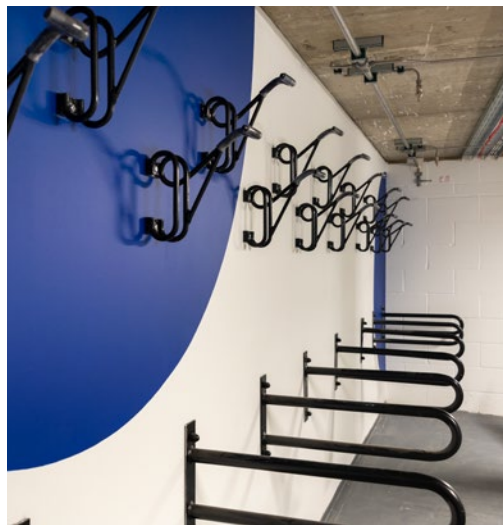
01

Porters Place



03

- 01 3rd Floor Terrace
- 02 Entrance
- 03 Stairwell



ESG Credentials

Looking after your team

Porters Place has been designed with the tenant in mind. The ESG credentials are designed to promote wellbeing throughout the working day.

- 

BREEAM
‘Excellent’ targeted.



Building Reuse
Retention of up to ???% of the existing structure of the building.
- 

Connectivity
Broadband enabled.



Physical Activity
Activated staircase promotes physical movement throughout the building.
- 

Active Commuting
New end of journey facilities promote physical activity.



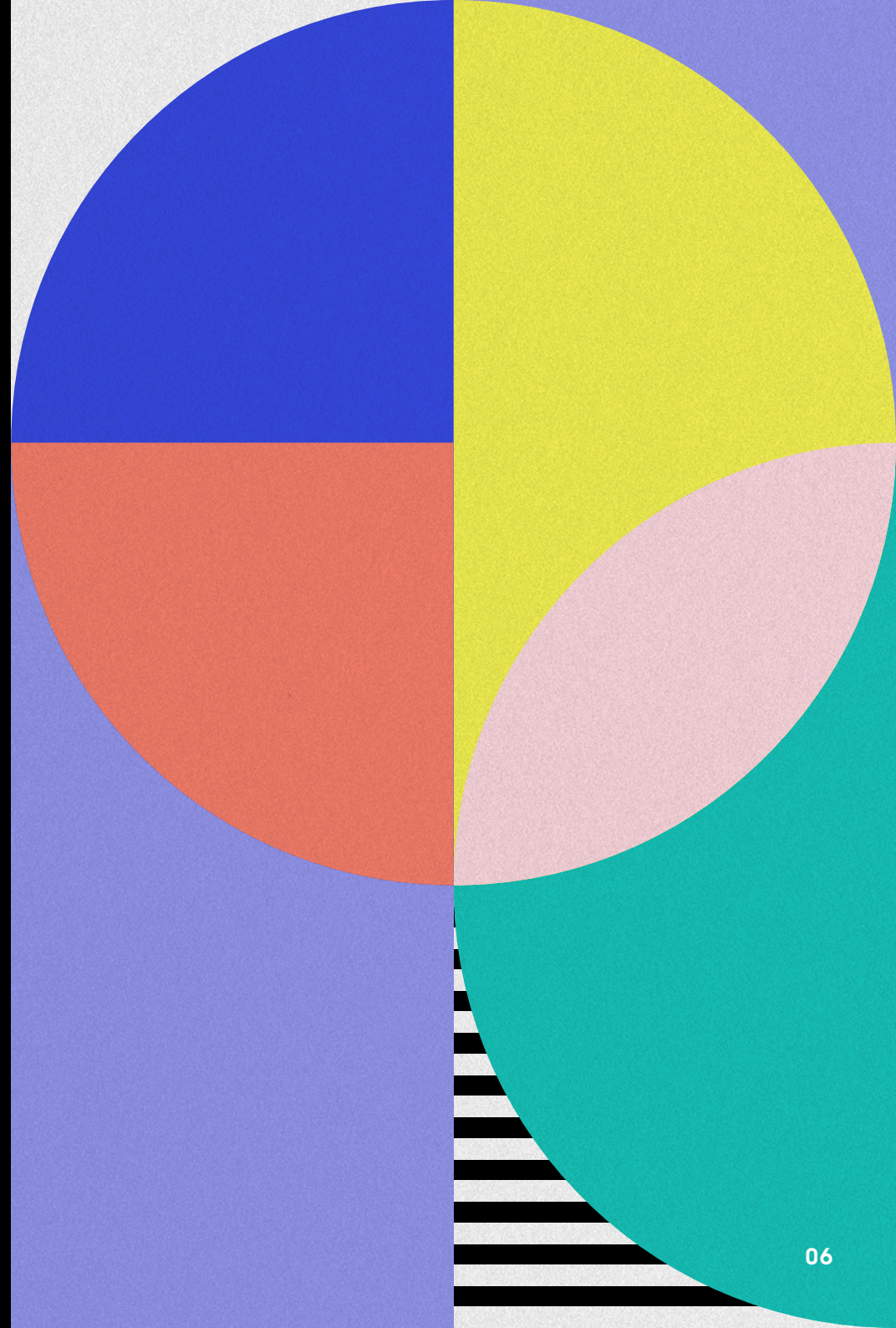
Communal Courtyard
New landscaped courtyard provides space for relaxation.
- 

Fresh Air
New double glazed openable windows.



Energy Efficient Lighting
Energy efficient lighting to minimise energy usage.

The Space

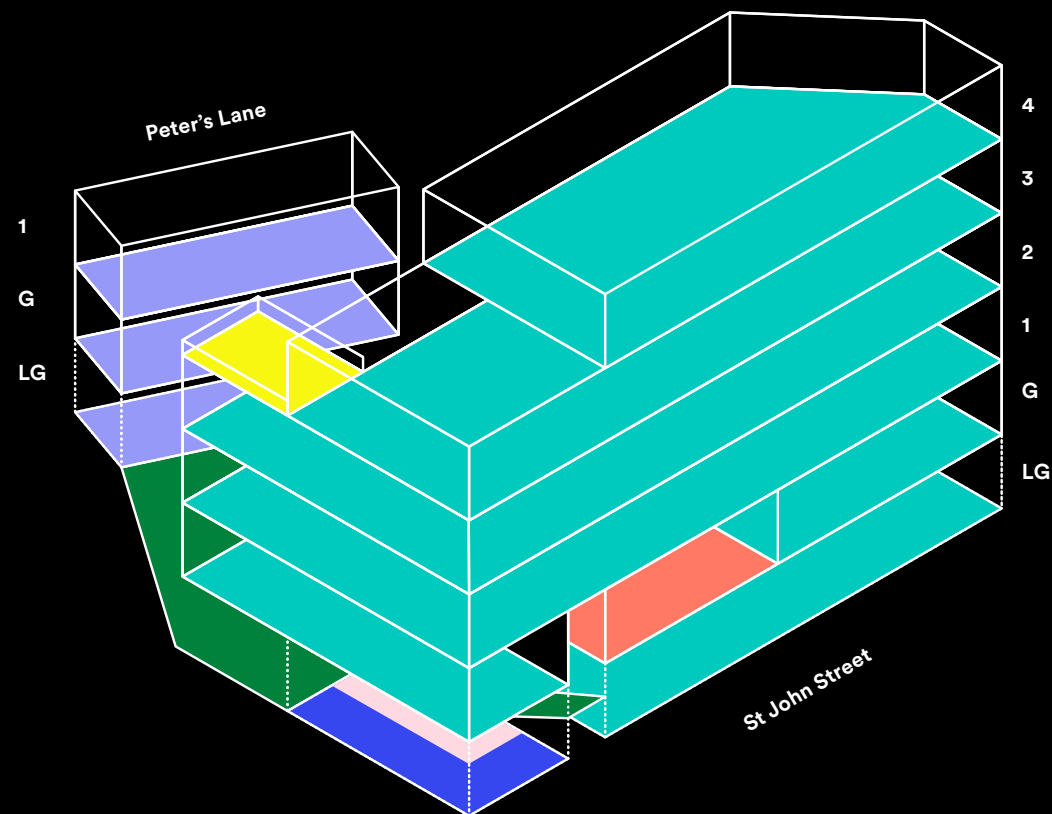


Workspaces designed for productivity



A fresh approach

Level	Use	11 St John Street		Peter's Lane	
		Sq Ft	Sq M	Sq Ft	Sq M
4th	Office	3,476	322.9	-	-
3rd	Terrace	(598)	(55.6)	-	-
	Office	4,980	462.7	-	-
2nd	Office	5,576	518.0	-	-
1st	Office	5,533	514.0	1,099	102.1
Ground	Reception	1,266	117.6	-	-
	Office	2,968	275.7	1,015	94.3
Lower Ground	Office	2,608	242.3	519	48.2
Total		26,407	2,453.2	2,633	244.6
Grand Total					
(11 St John Street & Peter's Lane)		29,040	2,697.8		

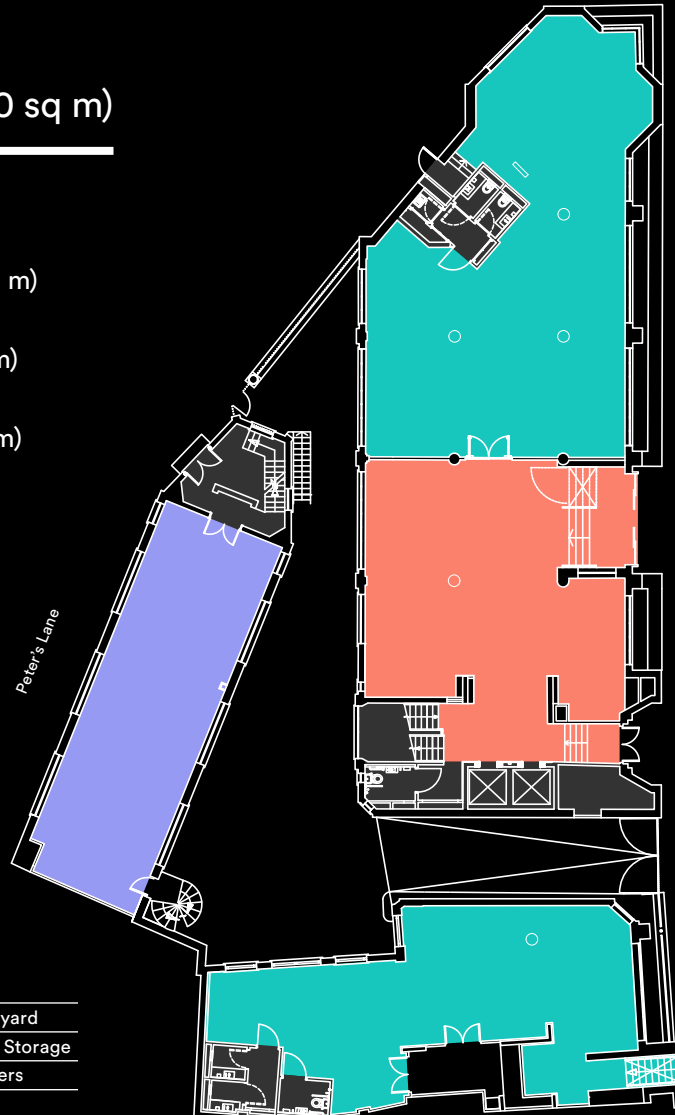


- Office
- Office
- Reception
- Courtyard
- Terrace
- Cycle Storage
- Showers

Ground Floor

3,983 sq ft (370.0 sq m)

- 11 St John Street
2,968 sq ft (275.7 sq m)
- Peter's Lane
1,015 sq ft (94.3 sq m)
- Reception
1,266 sq ft (117.6 sq m)



- | | |
|-------------|-----------------|
| ● Office | ● Courtyard |
| ● Office | ● Cycle Storage |
| ● Reception | ● Showers |

Lower Ground Floor

3,127 sq ft (290.5 sq m)

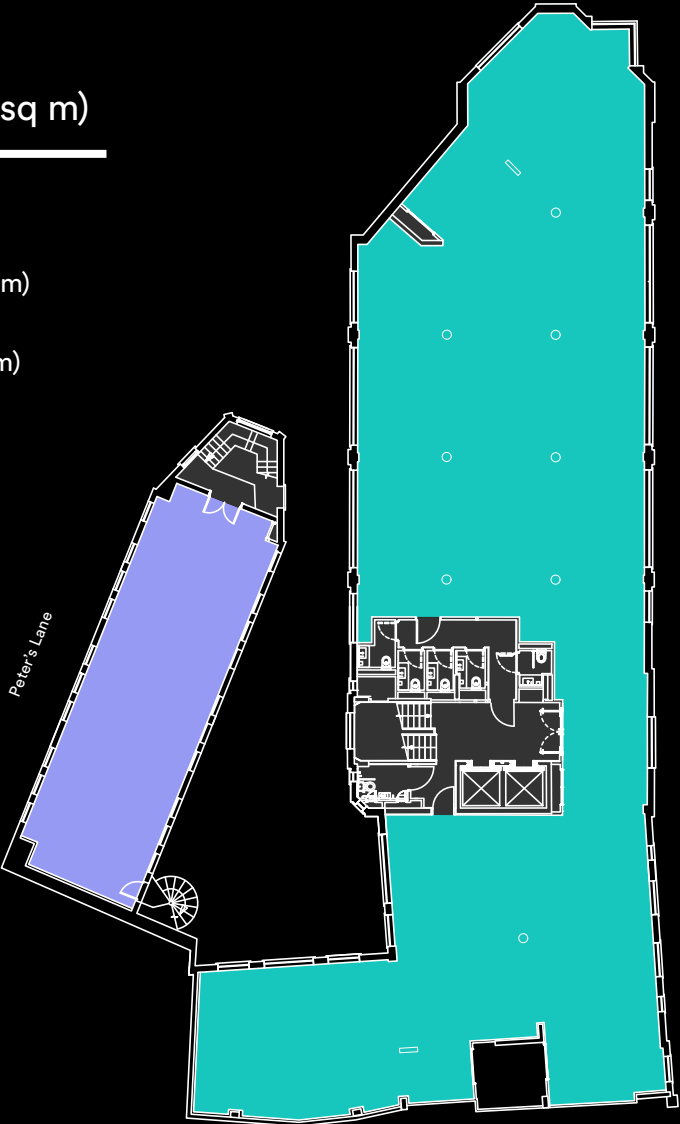
- 11 St John Street
2,608 sq ft (242.3 sq m)
- Peter's Lane
519 sq ft (48.2 sq m)
- Courtyard
1,611 sq ft (149.7 sq m)



First Floor

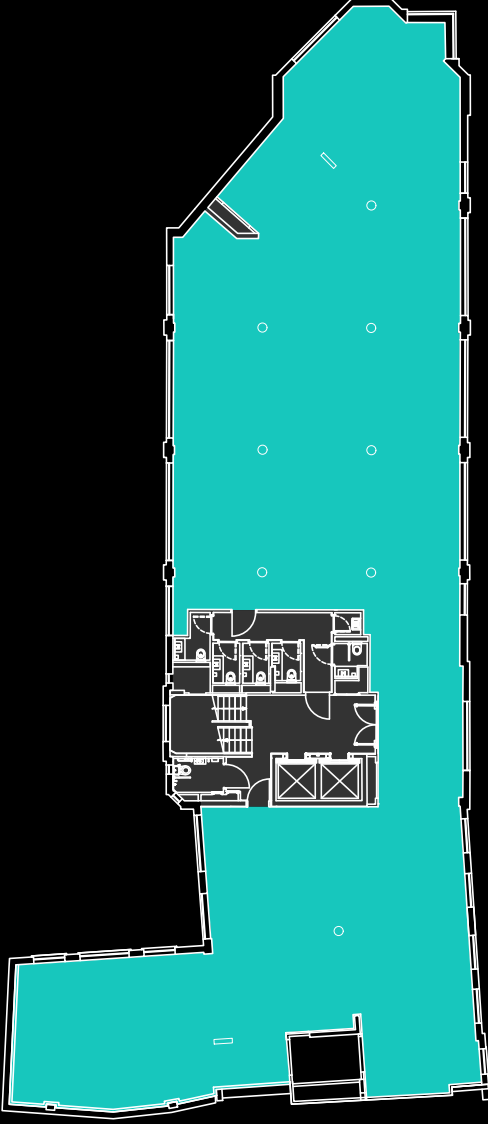
6,632 sq ft (616.1 sq m)

- 11 St John Street
5,533 sq ft (514.0 sq m)
- Peter's Lane
1,099 sq ft (102.1 sq m)



Second Floor

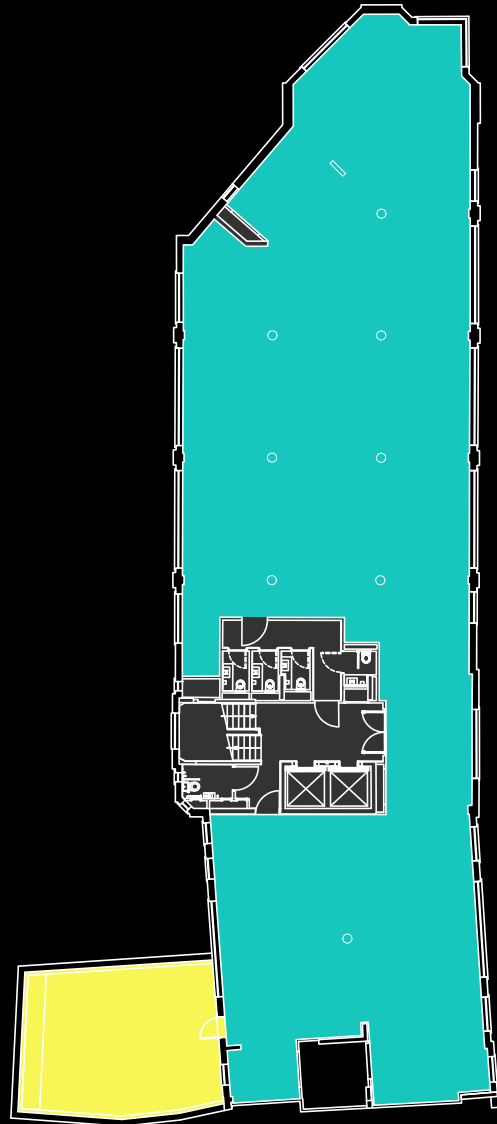
5,576 sq ft (518.0 sq m)



Third Floor

4,980 sq ft (462.7 sq m)

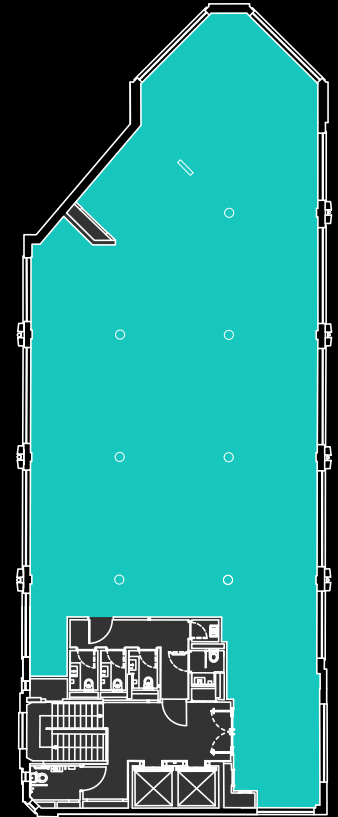
- Terrace
598 sq ft (55.6 sq m)



St John Street

Fourth Floor

3,476 sq ft (322.9 sq m)



St John Street



North

- Office
- Terrace
- Core



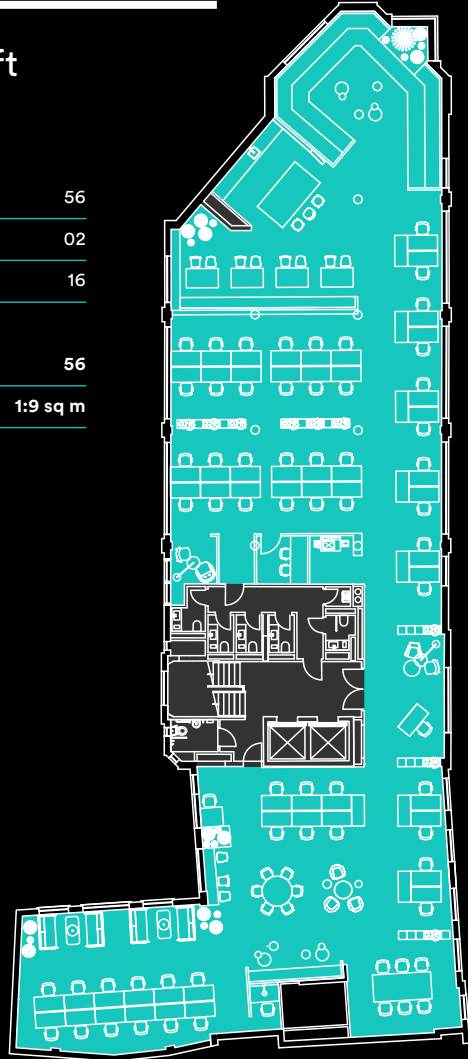


Tech Layout

5,576 sq ft

Open Plan Desks	56
Focus Rooms	02
Breakout Areas	16

Total Occupancy	56
Occupancy Ratio	1:9 sq m

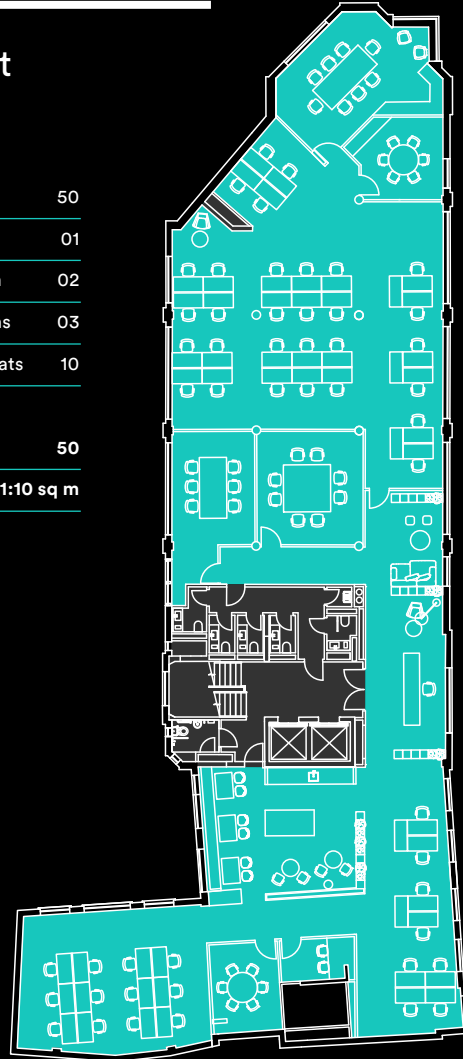


Open Plan Layout

5,576 sq ft

Open Plan Desks	50
Focus Rooms	01
8pp Meeting Room	02
6pp Meeting Rooms	03
Additional Café Seats	10

Total Occupancy	50
Occupancy Ratio	1:10 sq m

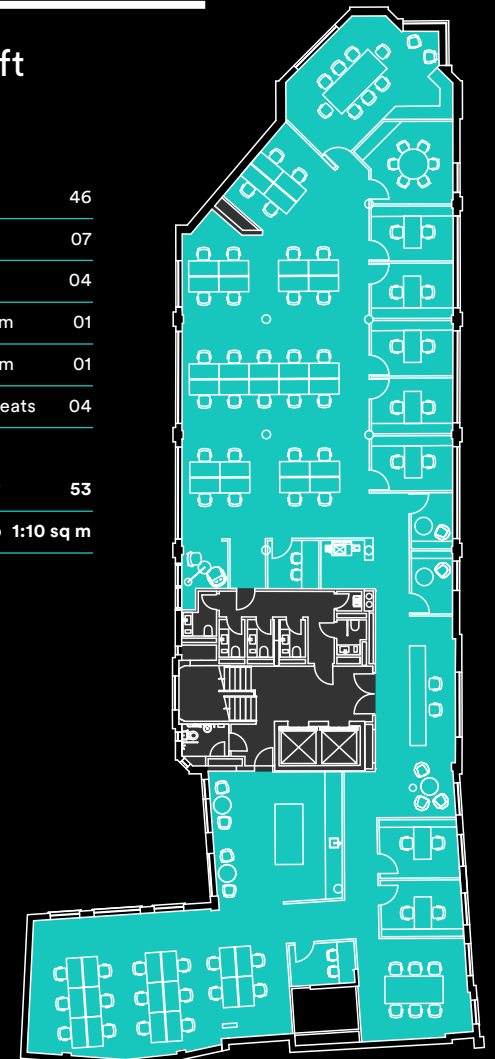


Corporate Layout

5,576 sq ft

Open plan desks	46
Individual offices	07
Focus Booths	04
8pp Meeting Room	01
6pp Meeting Room	01
Additional Café Seats	04

Total Occupancy	53
Occupancy Ratio	1:10 sq m



Design details

*WC uplift required . Basebuild provides WCs at 1:10 m² density with the ability to uplift

** Light variation to column grid in block B

Floor to Ceiling Heights

Level 3-4	2.9m+ (localised vaulted ceiling)
Level 1-2	2.9m (perceived with exposed soffit)
Ground	2.9m (perceived with exposed soffit)
Lower Ground	2.9m (perceived with exposed soffit)

Raised Floor

Level 1-4	110m
Ground	110m
Lower Ground	110m

Grids

Column Grid	Existing 5.5m x 4.8m**
Planning Grid	1.4m x 1.5m

Occupation Densities

Office Floors	1:8m ² *
WCs	1:10m ²
Lifts	1:8m ²
Central Plant Cooling	1:8m ²
Central Plant Ventilation	1:8m ²
Central Plant Cold Water Storage	1:8m ²
Means of Escape	1:6m ²

Floor Loading

Office Areas (generally Partitions) kN/m ²	2.5+1.0(Flexible)
Core/Circulation Areas	4.0 kN/m ²
L3 Terrace	2.5 +1.75 (Waterproofing, Insulation and Finishes) kN/m ²

Cycle Storage

32 Internal Cycle Spaces
10 External Cycle Spaces
36 Lockers
4 Unisex Showers (with Changing Area)
1 Fully Accessible WC and Shower

Lifting

2x8 person new passenger lifts in the main core

Electrical Criteria

Lighting and Lighting Controls	10 W/m ²
Small Power (General Office)	1 ⁵ W/m ²
Additional Small Power (on Floor)	10 W/m ²
Mechanical on Floor and Central Plant	65 W/m ²

Lighting

Reception	250-300 lux
Offices	250-300 lux
WCs and Showers	150 lux
Circulation	200 lux
Entrance Lobbies	250 lux
Stairs and Landings	150 lux
L3 Roof Terrace	10 lux
Plant Space	200 lux

Outdoor Air

Minimum of 12 l/person + 10% spare

Air Conditioning

Summer	24 degrees (+/- 2 degrees)
Winter	20 degrees (+/- 2 degrees)

Cooling Power Load Capacity

Lighting	8 W/m ²
Small Power (General Office)	8 W/m ²

Fire System

Sprinklers provided throughout to facilitate single stair evacuation.

CCTV

CCTV systems in place to monitor the external entrance and all hidden building perimeter alcoves.

Outdoor Space

Courtyard at Lower Ground and Terrace at Level 3.

Refuse

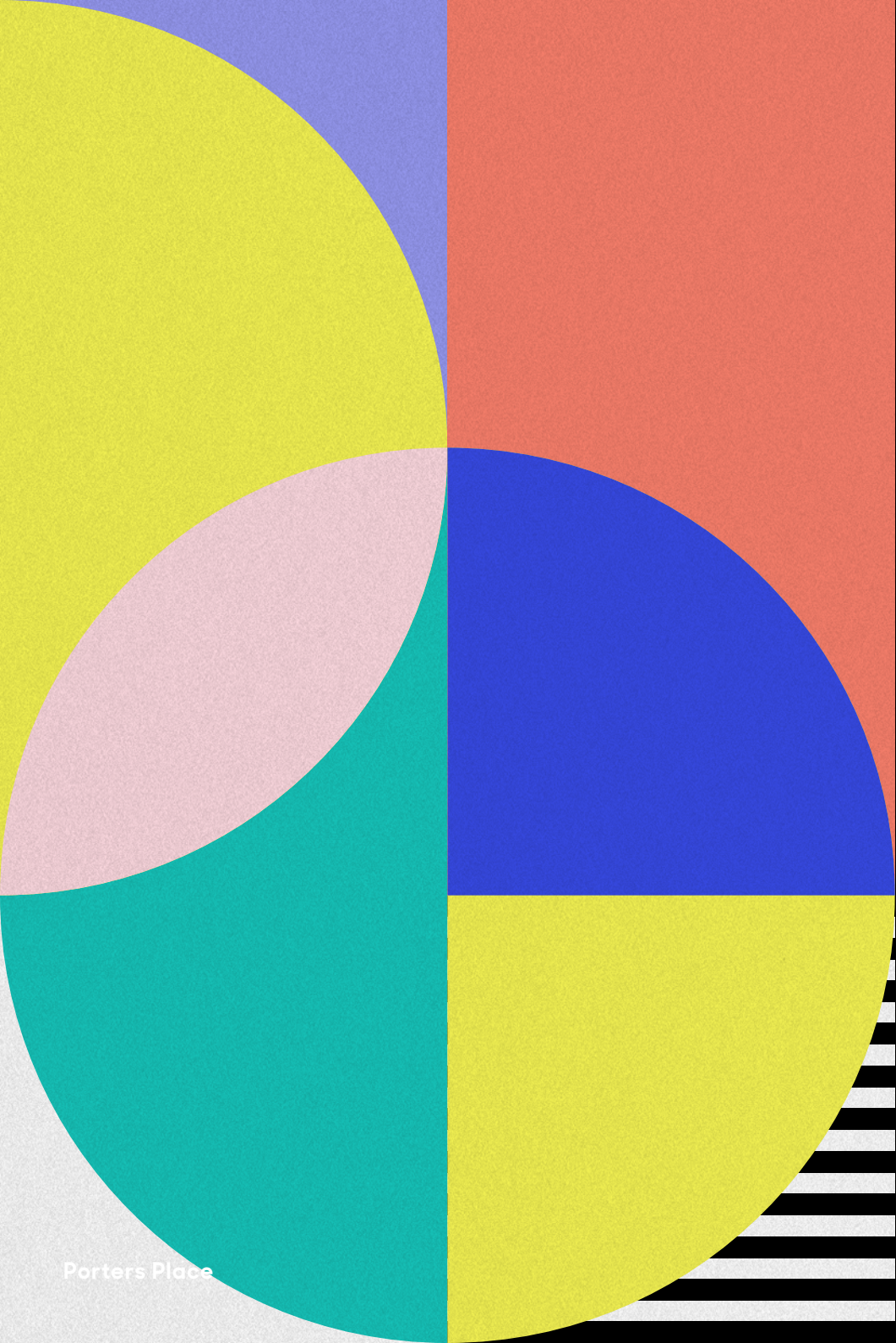
Dedicated waste and recycling storage accessed from the courtyard.

Sustainability

BREEAM 'EXCELLENT' 2018 rating targeted.
Connectivity
Certified WIRED Score targeted

Power

Life Safety Generator located at Lower Ground.



The Location

The Area

An enviable location

The local area leads the way as an exciting lifestyle and culture destination, offering a range of amenities on the doorstep for occupiers.



01



02



03



04



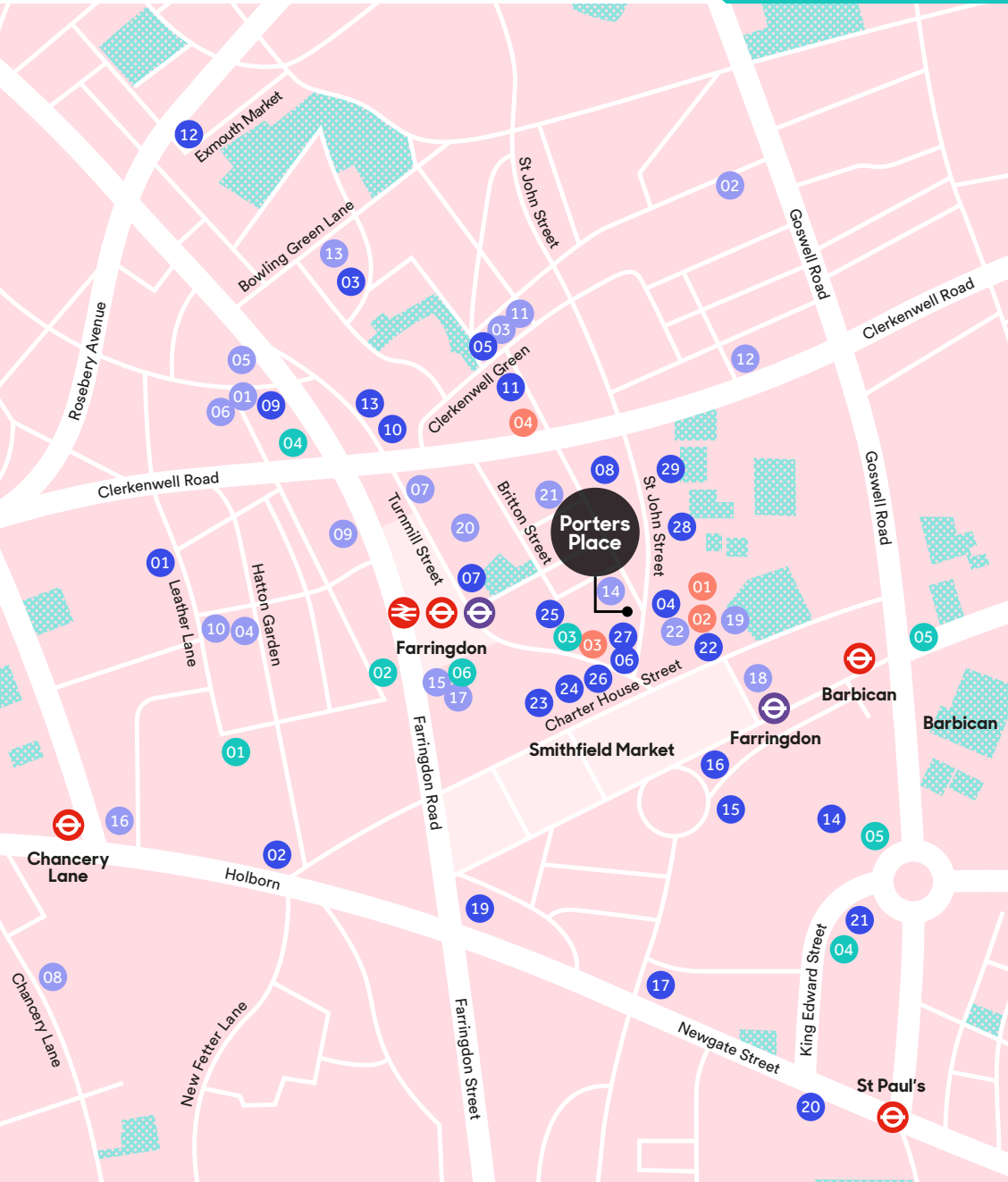
05



06

- 01 [Smithfield Market](#)
- 02 [St. John Bakery](#)
- 03 [Charterhouse Sq.](#)
- 04 [Clerkenwell Social](#)
- 05 [Vinoteca](#)
- 06 [Compton](#)

The centre of it all



Local Occupiers

- 01 Adidas
- 02 Airbnb
- 03 Deloitte Digital
- 04 Grey London
- 05 LinkedIn
- 06 Moonpig
- 07 Publicis Groupe
- 08 Saatchi & Saatchi
- 09 Steelcase
- 10 TM Lewin
- 11 Unilever Plc
- 12 Vitra
- 13 Zaha Hadid
- 14 Save the Children
- 15 Depop
- 16 Accenture
- 17 Snapchat
- 18 TikTok
- 19 Senator Group
- 20 Kurt Geiger
- 21 Pan Macmillan Publishing
- 22 Stone King Solicitors

Bars & Restaurants

- 01 Attendant
- 02 Bounce
- 03 The Clerkenwell Kitchen
- 04 St John
- 05 Granger & Co
- 06 Vinoteca
- 07 Ibérica
- 08 Clerkenwell & Social
- 09 Piano Works
- 10 Sessions Arts Club
- 11 Passage Cafe
- 12 The Exmouth Arms
- 13 The Green
- 14 Necco Japanese Cafe
- 15 Club Gascon
- 16 Apulia
- 17 The Vaiduct Tavern
- 18 The Patio London
- 19 The Fable
- 20 The Happenstance
- 21 Lamb & Trotter
- 22 Smiths of Smithfield
- 23 Gordon Ramsay Street Burger
- 24 Paul
- 25 Pret
- 26 The Chocolate Cocktail Club
- 27 Luca

Hotels

- 01 Malmaison
- 02 The Fox & Anchor
- 03 The Rookery
- 04 The Zetter Hotel

Fitness

- 01 Gymbox
- 02 Nuffield Health
- 03 The Gym Group
- 04 PureGym
- 05 Virgin Active

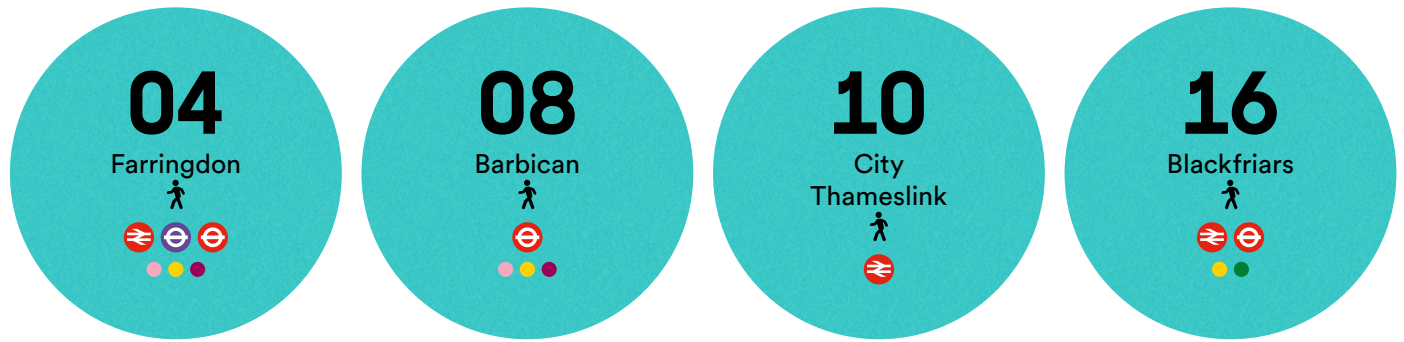


Unrivalled connections

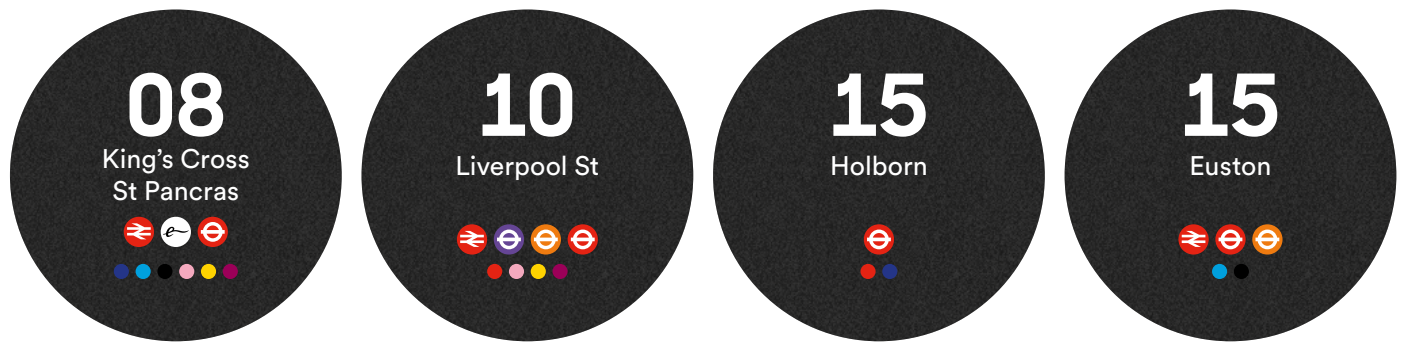
The building is within a short walk of a host of nearby transport connections. The newly opened Elizabeth Line at Farringdon further enhances journey times across London and beyond.



Walk times from Porters Place



Journey times from Porters Place



Elizabeth Line journey times from Farringdon Station



Contact

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