



EST 2019

# THE STILLS

— EC1 —



# CO INDUSTRIAL HERITAGE

Front elevation  
looking north along  
Turnmill Street



Hawkins\Brown Architects have undertaken a comprehensive refurbishment, transforming the building with a new façade and around 38,000 sq ft of contemporary office space – providing the perfect working environment for modern businesses.

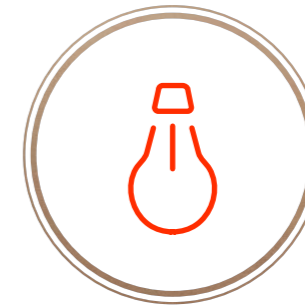
## SPECIFICATION



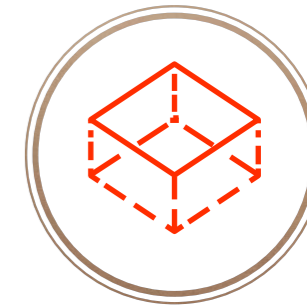
New reception with  
a co-working space  
incorporated



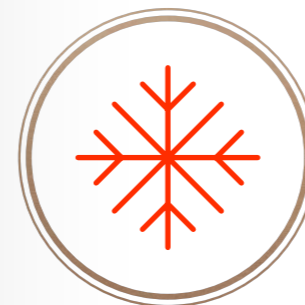
Communal  
rooftop terrace



New soffit-mounted  
linear lighting



New raised  
access floor



New underfloor  
air conditioning



1:10 sq m  
occupancy ratio



New bicycle spaces,  
shower and locker facilities



BREEAM  
"Very Good"



# THE SPACE

# SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Mezzanine	1,216	113
Fifth	6,749	627
Fourth	7,481	695
Third	7,470	694
Second	7,481	695
First	7,470	694
<b>TOTAL</b>	<b>37,867</b>	<b>3,518</b>

Co-working spaces and a rooftop communal terrace – provide an open and inspiring creative work environment.

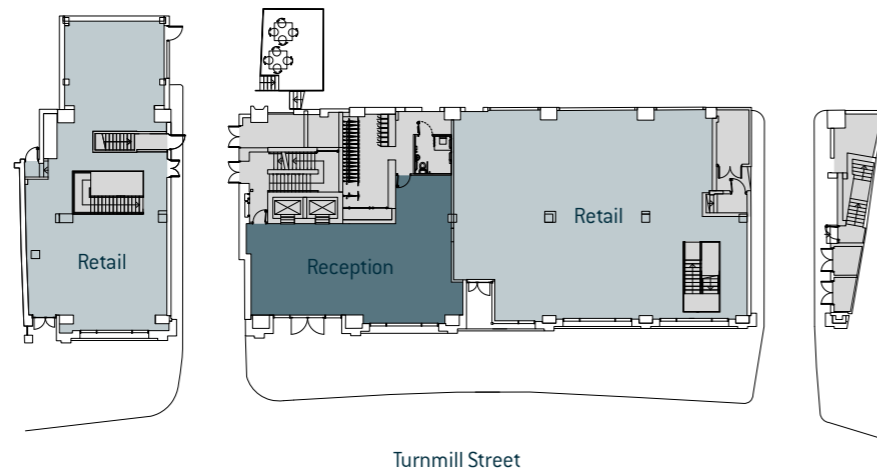
Whilst light filled and flexible floor plates provide the perfect canvas for a wide variety of sectors.



Fitted out office space

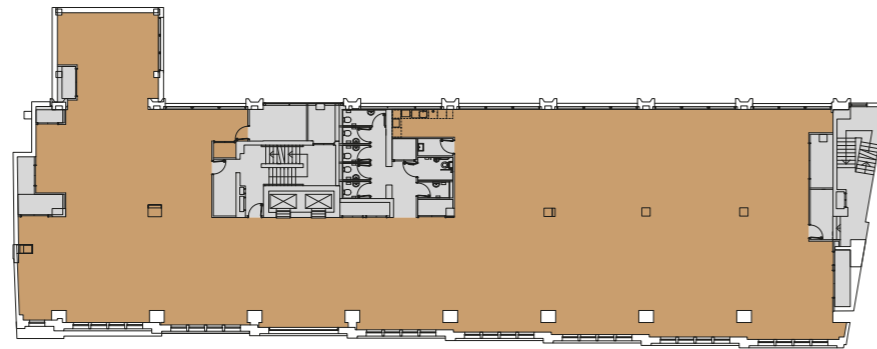
# FLOOR PLANS

## Ground Floor



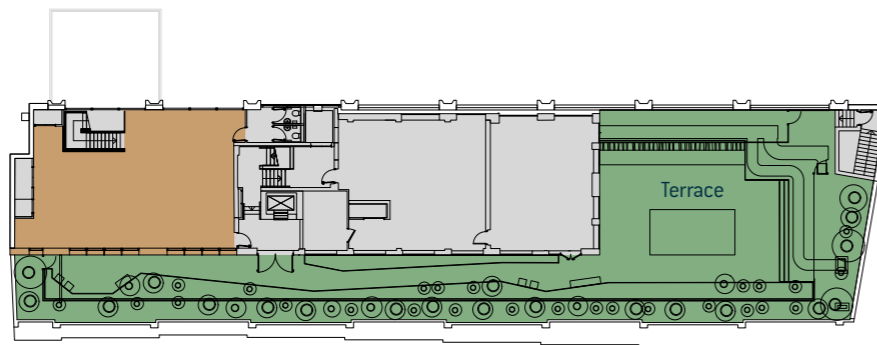
## Typical Floor (Fourth)

7,481 sq ft / 695 sq m



## Mezzanine Floor

1,216 sq ft / 113 sq m



- Office
- Reception
- Terrace
- Retail
- Core

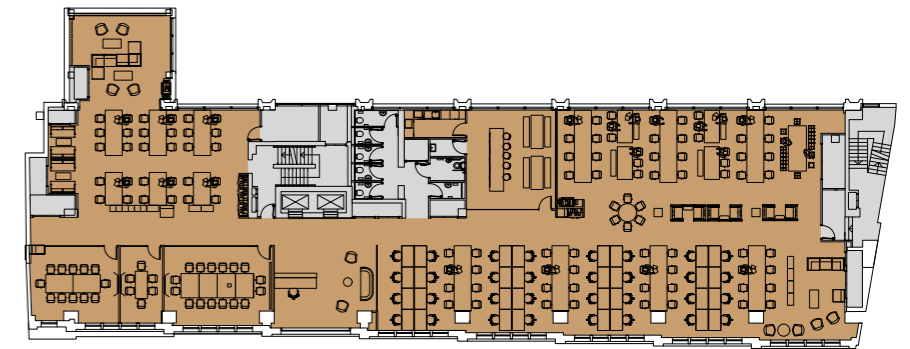
# SPACE PLANS

## Fourth Floor

### Open Plan – option 1

7,481 sq ft / 695 sq m

Open plan desks	118
Reception	1
Hot desks	20
Project space	2
Collaboration table	2
16 person meeting room	1
12 person meeting room	1
6 person meeting room	1
Teapoint / breakout	1
<b>Total working positions</b>	<b>139</b>

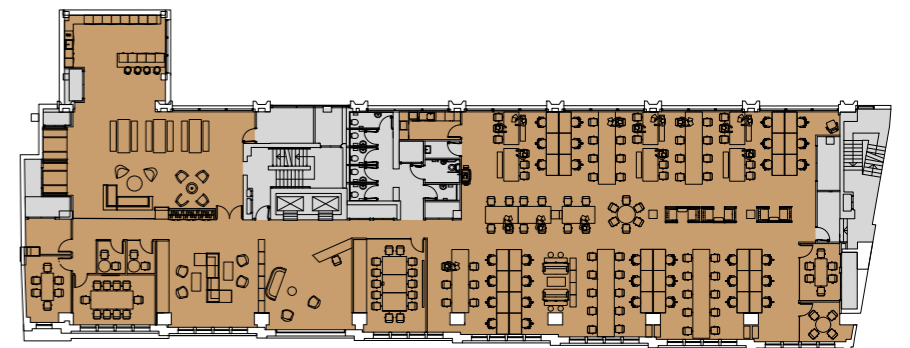


## Fourth Floor

### Open Plan – Option 2

7,481 sq ft / 695 sq m

Open plan desks	88
Reception	1
Hot desks	30
Collaboration table	1
14 person meeting room	1
10 person meeting room	1
6 person meeting room	2
4 person meeting room	1
Teapoint / breakout	1
Phone booth	2
Informal meeting area	1
<b>Total working positions</b>	<b>119</b>



For indicative purposes only. Not to scale.





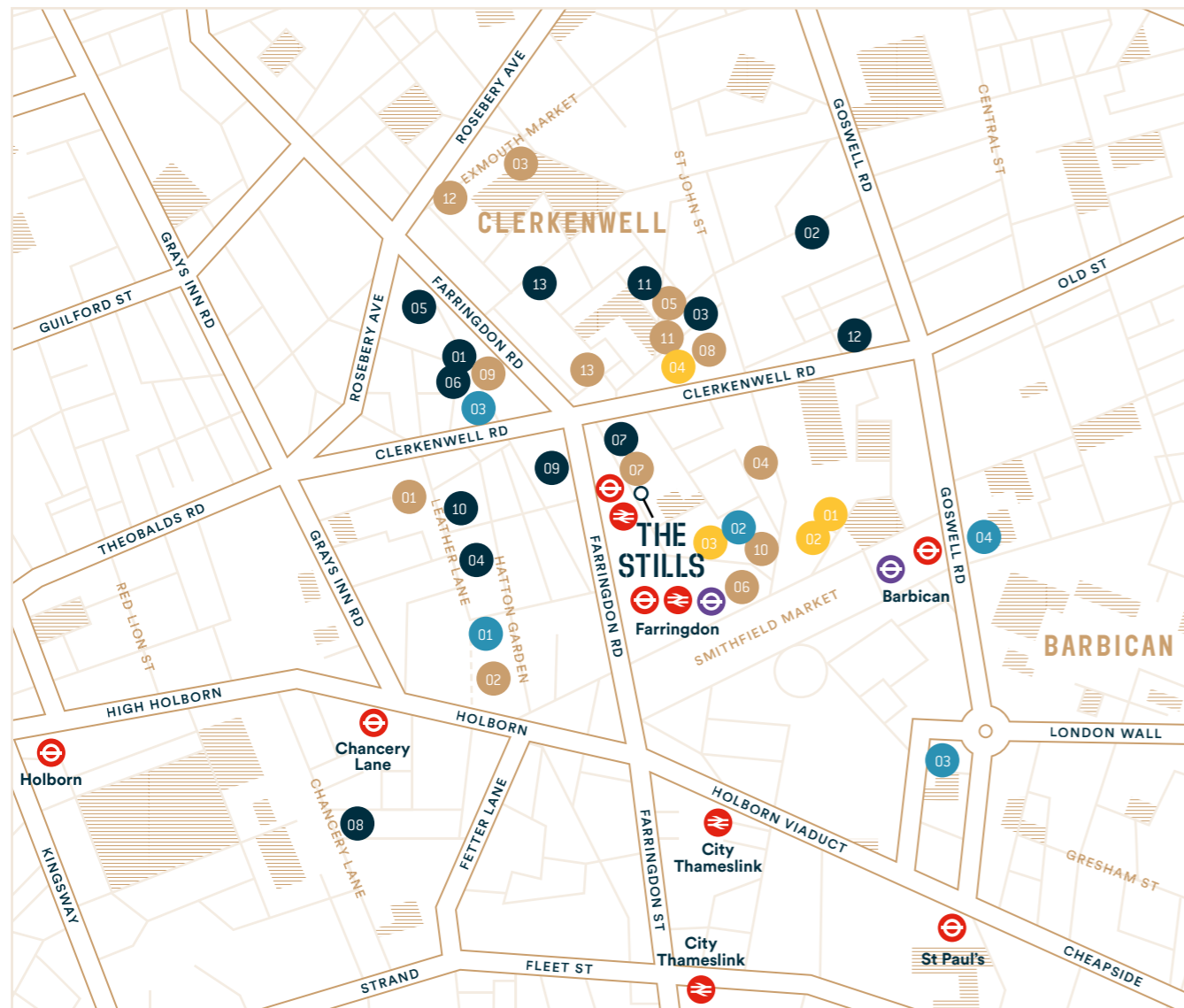


# THE AREA

Farringdon continues to attract occupiers from many sectors and continues to be the home of many of the key names in the creative industry – thanks in part to its diverse amenity offering.



1



## 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

## Bars & Restaurants

- 01 Attendant
- 02 Bounce
- 03 Coin Laundry
- 04 Foxlow
- 05 Granger & Co
- 06 Hix Oyster & Chop House
- 07 Ibérica
- 08 Modern Pantry
- 09 Piano Works
- 10 Polpo
- 11 Sushi Tetsu
- 12 The Exmouth Arms
- 13 The Green

## Hotels

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

## Fitness

- 01 Gymbox
- 02 F45 Training
- 03 PureGym
- 04 Virgin Active

- 1 Polpo
- 2 Foxlow
- 3 Malmaison

3

2

MORE FOOD  
THIS WAY



# OUT & ABOUT



1



2



3

EXMOUTH MARKET /  
ST JOHN STREET /  
COWCROSS STREET /  
CLERKENWELL GREEN /  
CHARTERHOUSE STREET /

Whether it's coffee first thing on the way to work or a swift after-work drink on the way home, Michelin starred chefs to street food favourites, Farringdon and the surrounding area has it covered.

- 1 Vinoteca
- 2 Exmouth Market
- 3 Cubana
- 4 Ibérica
- 5 Bird of Smithfield
- 6 The Jerusalem Tavern
- 7 The Rookery Hotel



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7



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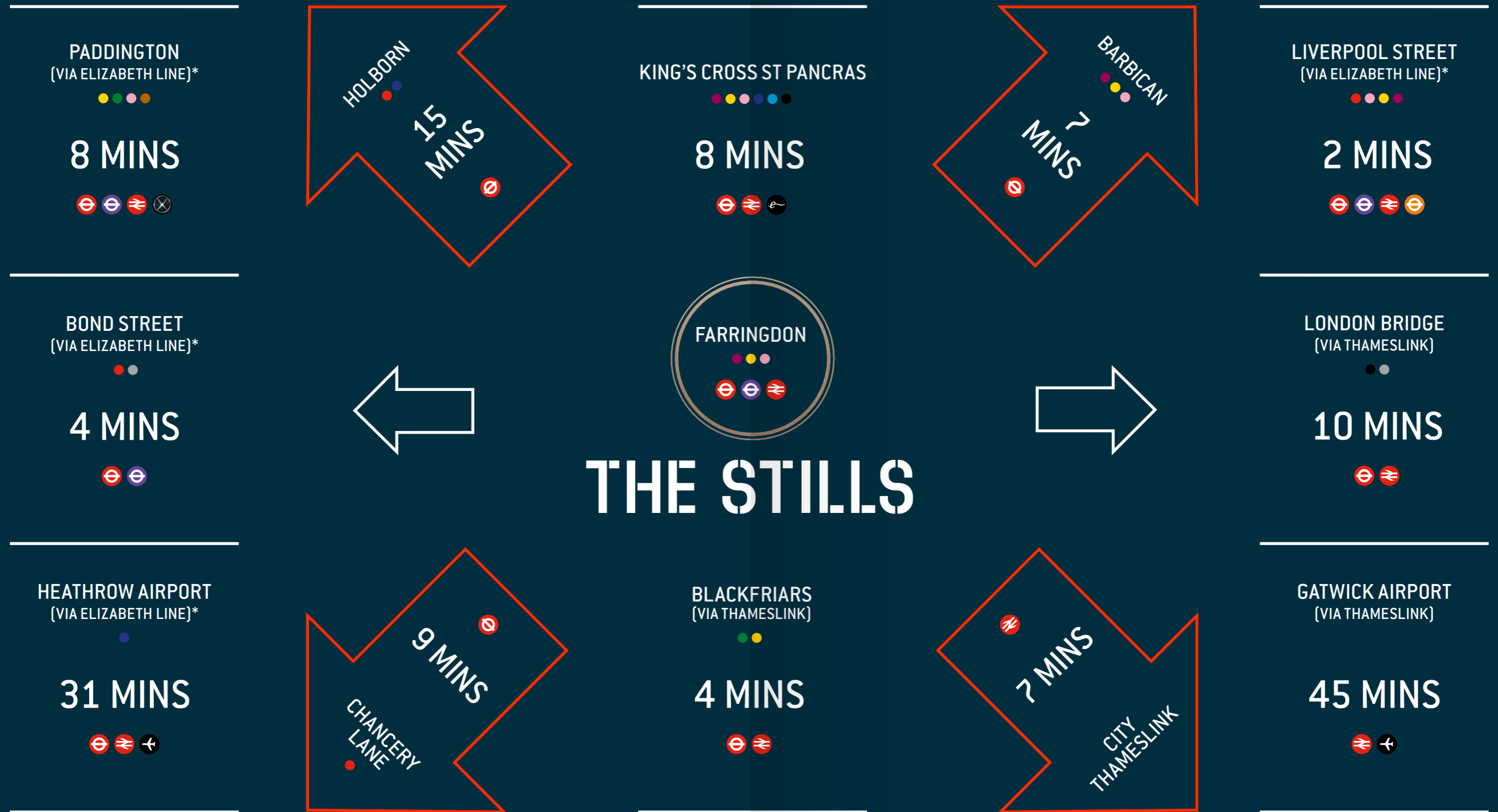
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# CONNECTIVITY

Farringdon Station truly is on the doorstep – right across the road. It offers unrivalled travel connections across the city in all directions. The Elizabeth Line will also offer dramatically reduced travel times across the City from 2019.

-  Walk times from building
-  Journey times via Farringdon Station [Source TfL]
-  Elizabeth Line from autumn 2019





In a historic area for industry and trade, The Stills stands on the original site of the Booth's Gin Distillery. The area was renowned for gin production and was also home to many merchants and engineering and metal-working businesses.

## CONTACT

For further information, please contact the sole letting agents:



**James Oliver**  
+44 (0) 20 3296 2004  
james.oliver@cushwake.com

**Alex Novelli**  
+44 (0) 20 3296 2133  
alex.novelli@cushwake.com

**Tom Bremner**  
+44 (0) 20 3296 4717  
tom.bremner@cushwake.com

**THESTILLS.CO.UK**



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