



# CLERKENWELL

Retail and F&B opportunities in one of London's most dynamic districts.



# GROUND FLOOR RETAIL. HIGH PROFILE LOCATION.

Bloom Clerkenwell is a thriving new 145,000 sq ft landmark office and retail building in a vibrant community.

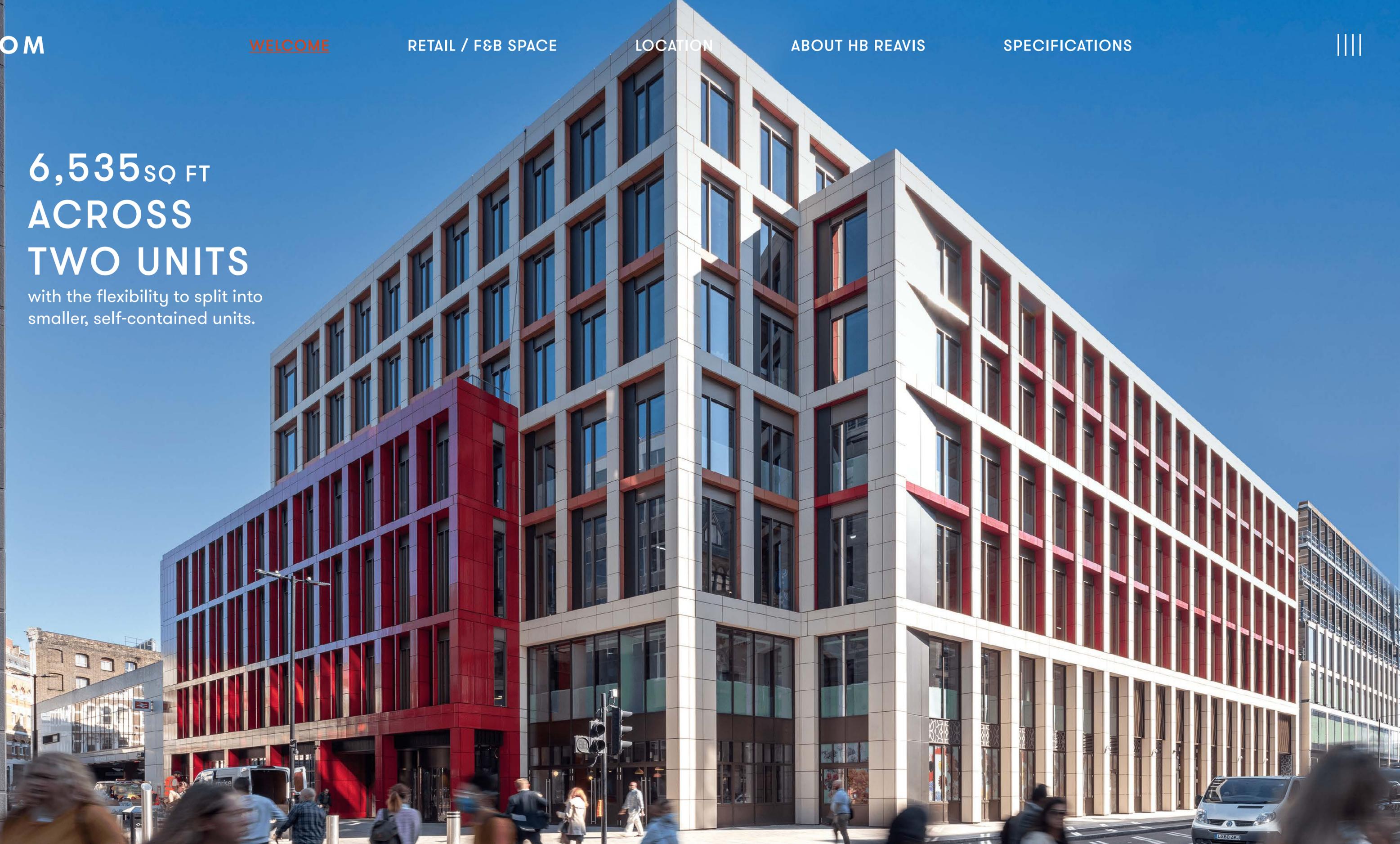
High profile retail and F&B units next door to Farringdon station offer flexible ground floor space fronting onto busy pedestrianised streets.





# 6,535<sup>SQ</sup> FT ACROSS TWO UNITS

with the flexibility to split into  
smaller, self-contained units.





# RETAIL SPACE AT BLOOM

Unit 1:  
Farringdon Road  
**3,520** SQ FT (GIA)

Available as one multi-entrance space or option to provide two individual units.

Unit 1.1  
**1,620** SQ FT (GIA)

Unit 1.2  
**1,885** SQ FT (GIA)

Unit 2:  
Cowcross Street  
**3,015** SQ FT (GIA)

Available as one multi-entrance space or option to provide three individual units.

Unit 2.1  
**1,413** SQ FT (GIA)

Unit 2.2  
**864** SQ FT (GIA)

Unit 2.3  
**692** SQ FT (GIA)





20 metre frontage and direct access onto Farringdon Road. This unit is one of the area's most high-profile retail spaces.



**UNIT 1:  
FARRINGDON  
ROAD**



Indicative view of Farringdon Road façade

# UNIT 1: FARRINGTON ROAD

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**3,520** SQ FT (GIA)

Close proximity to Farringdon station and Bloom's main entrance.

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**4,140** MM  
Slab to ceiling height.

Available as one complete space or two individual units.

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**3,250** MM  
Finished floor level to notional ceiling clear height.

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Indicative view of Unit 1 space



Indicative view of Cowcross Street façade



## UNIT 2: COWCROSS STREET

Premium retail,  
next door to  
Farringdon station.



# UNIT 2: COWCROSS STREET

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**3,015** SQ FT (GIA)

Self-contained retail unit with 20m+ frontage to Cowcross Street.

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**3,900** MM  
Slab to ceiling height.

Available as one multi-entrance space or three individual units.

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**2,885** MM  
Finished floor level to notional ceiling clear height.

With planning consent for A1, A2, A3.



Indicative view of Unit 2 space

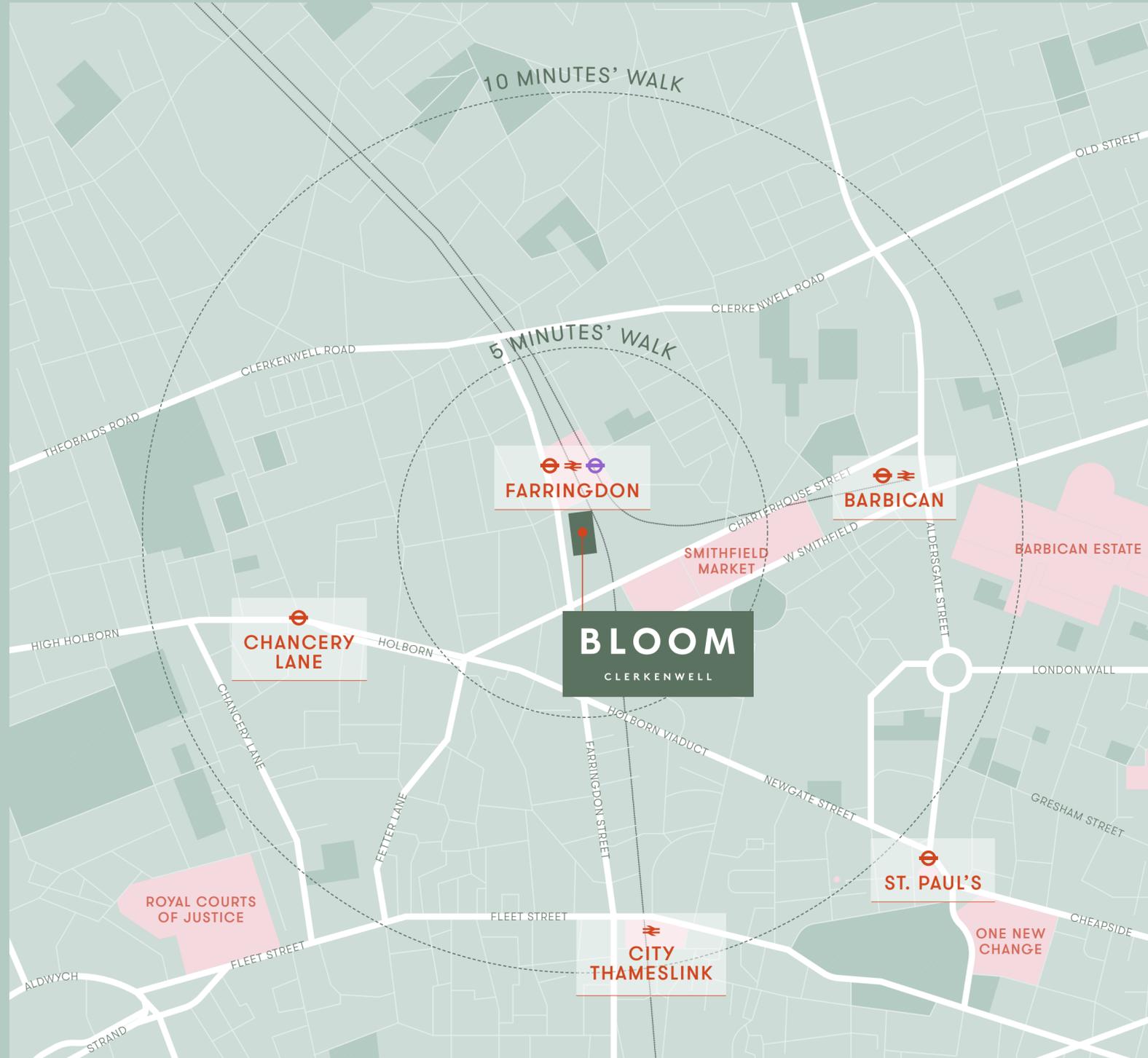


# CONTEMPORARY CLERKENWELL



Clerkenwell has become one of London's most popular areas, synonymous with forward-thinking businesses and young, creative individuals. It's a historic district, rejuvenated by a modern mindset.



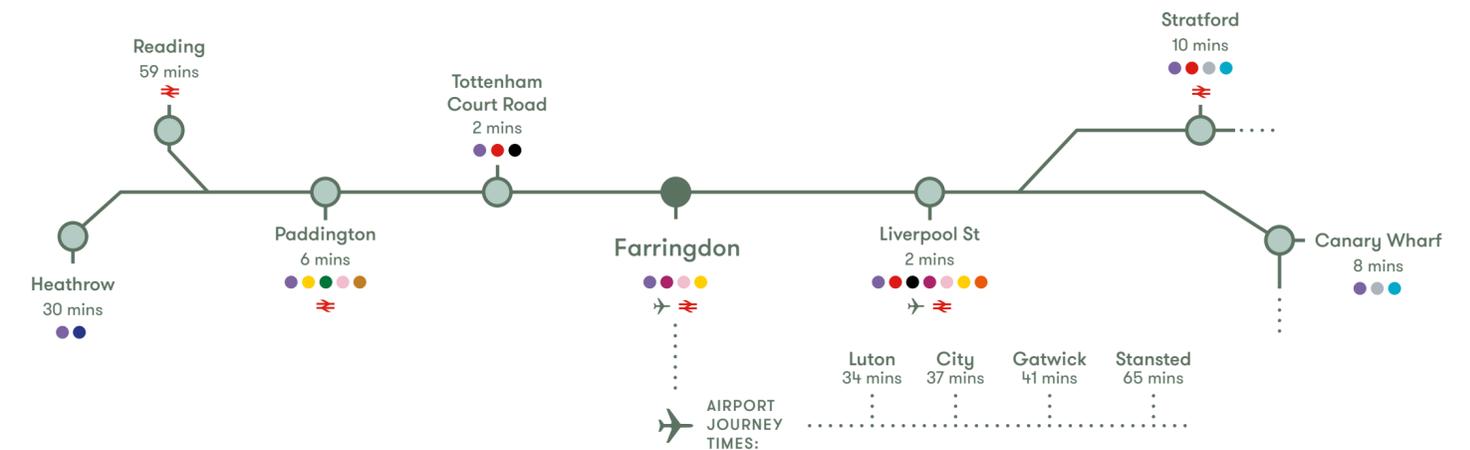


# WELL CONNECTED

Farringdon station is at the heart of Clerkenwell and at the centre of London's rail transport network. It's a magnetic hub - the only station in the capital where the Underground, Crossrail and Thameslink networks interchange. Over 15 million passengers flow through it each year.



## Elizabeth Line



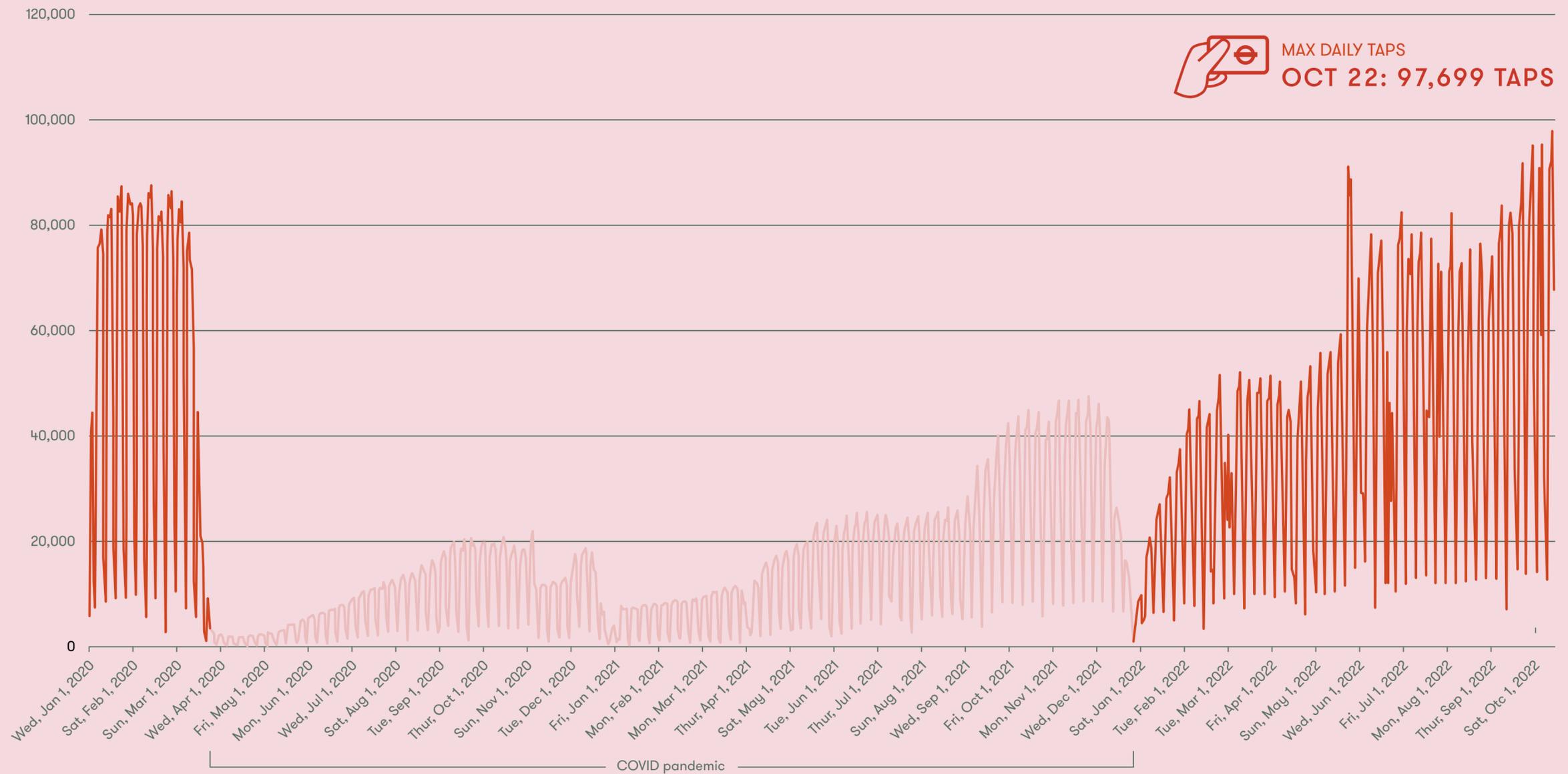
KEY

Bakerloo		Hammersmith & City		Piccadilly		DLR	
Central		Jubilee		Waterloo & City		Overground	
Circle		Metropolitan		Elizabeth		National Rail	
District							

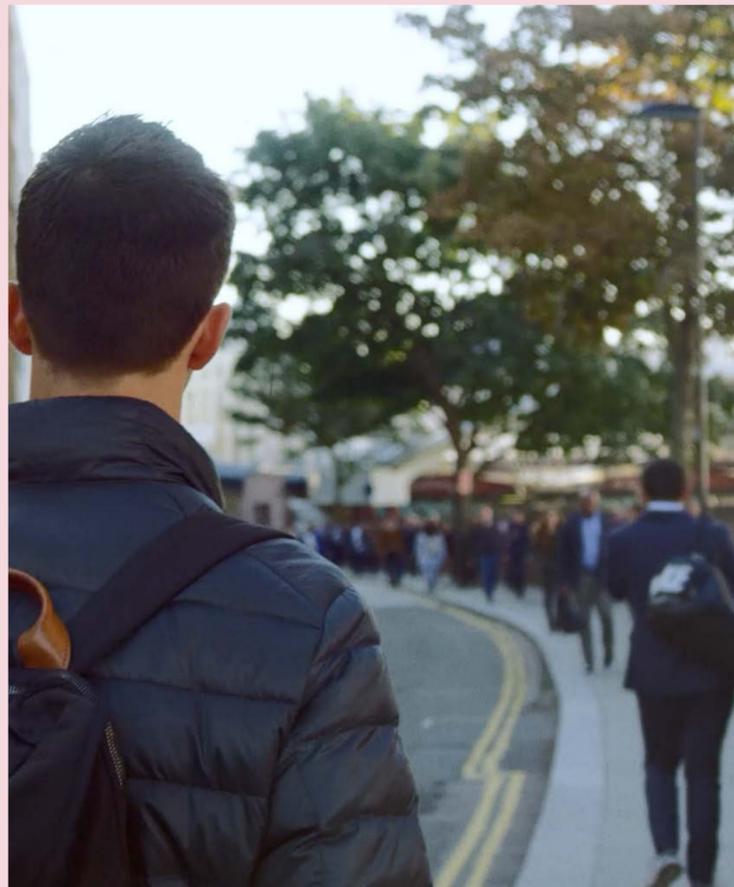
# MORE PEOPLE. MORE POTENTIAL.

Underground passenger numbers are exceeding pre-pandemic levels.

Farringdon station entry and exit data

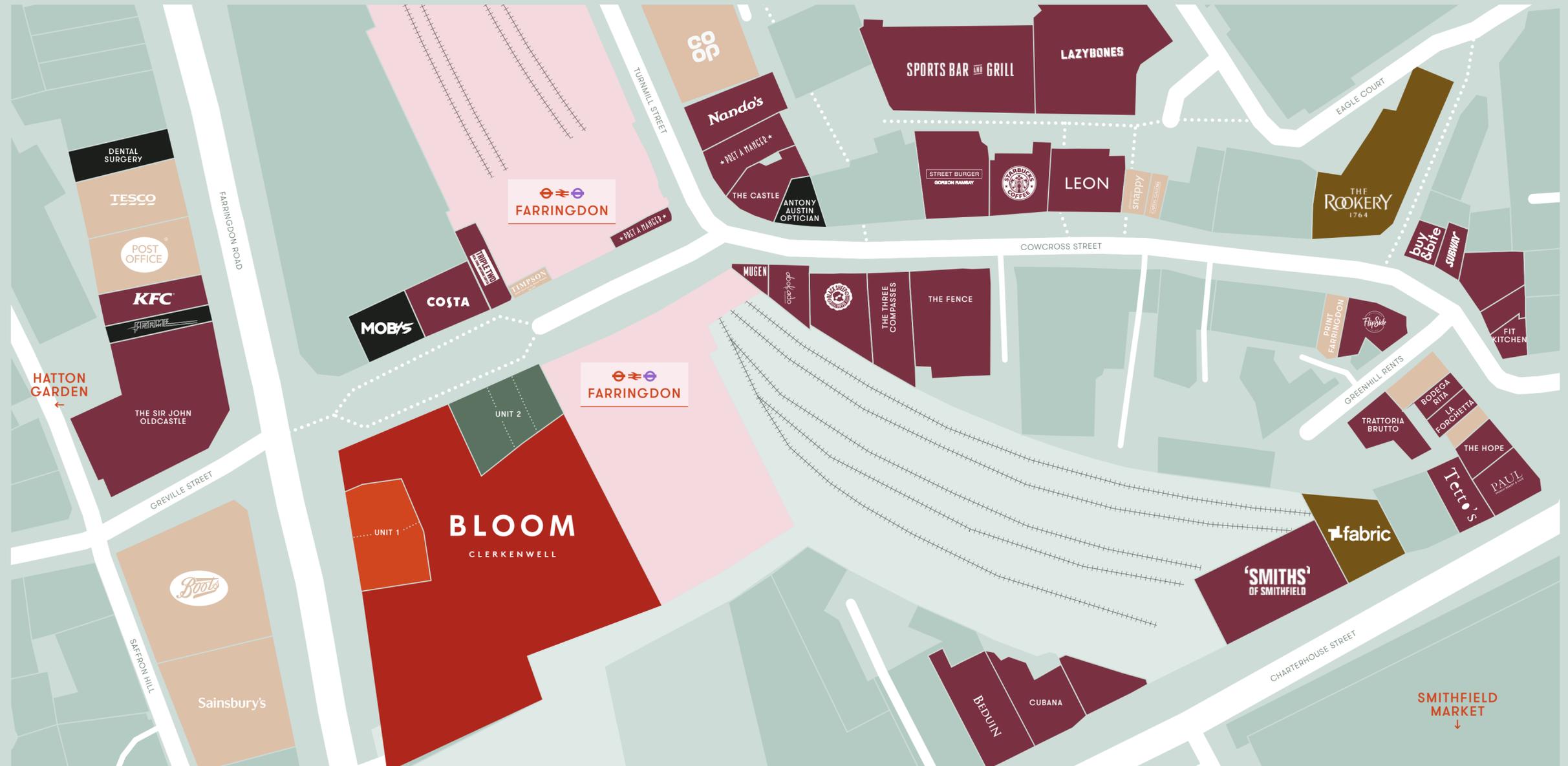


MAX DAILY TAPS  
OCT 22: 97,699 TAPS



# AN ESTABLISHED AND THRIVING RETAIL COMMUNITY

- Food & Drink
- Retail
- Fitness & Wellbeing
- Hotel & Leisure
- Offices
- Station



# hbreavis

Creators of lively, collaborative spaces that nurture business communities.

We put people at the heart of our projects, developing state-of-the-art real estate solutions that span work, retail and amenity space.

29  
YEARS  
experience in  
real estate

16.4m  
SQ FT  
delivered  
space

7.8m  
SQ FT  
pipeline  
space

£4.8bn  
gross development  
value

£4.8bn  
pipeline  
value



Waterloo, London  
**One Waterloo**  
1.3 million sq ft

Planning permission granted



Shoreditch, London  
**Worship Square**  
138,000 sq ft

Construction started 2021



City, London  
**33 Central**  
225,000 sq ft

Completed 2018 Sold to Wells Fargo



Farringdon, London  
**20 Farringdon Street**  
85,000 sq ft

Completed 2018

# BLOOM

CLERKENWELL

A development by  
**hbreavis**

**Senior Leasing Manager**  
Louise Ioannou  
louise.ioannou@hbreavis.com  
+44 (0) 7887 840 899

**Leasing Surveyor**  
Michael Barlow  
Michael.barlow@hbreavis.com  
+44 (0) 7514 723 938

Retail and F&B leasing

**P-THREE**

**Thomas Rose**  
thomas@p-three.co.uk  
+44 (0) 7793 024 403

**Kate Sadler**  
kate@p-three.co.uk  
+44 (0) 7964 555 932

**Raquel Sanchez-Diaz**  
raquel@p-three.co.uk  
+44 (0) 7714 957 312

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