

# **Appendix 1**

## **Marketing Brochure**

# West Central 1

5 Commercial Units To Let  
From 891 sq ft to 1,939 sq ft



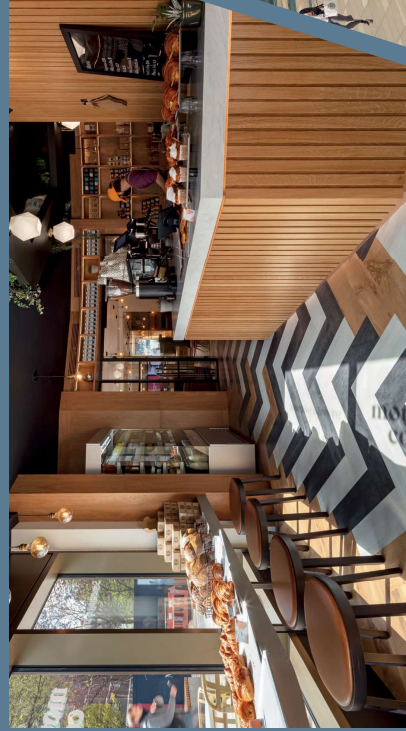


# Postmark, Units 1-5, Mount Pleasant, London, WC1

Discover new mixed-use commercial space in a thriving Zone 1 location

This exciting new flagship development comprises 5 commercial units in phase 1, all benefiting from new public realm improvements, making the perfect home for retailers, restaurants, leisure operators and offices, with the added benefit of outdoor seating (subject to separate licences).

With an exciting mix of the traditional heritage and modern design, this is fast becoming one of London's most desirable locations. There is a diverse range of customers in the area including the local residents, workers and visitors experiencing the Postal Museum or Exmouth Market, which are both in close proximity. Due to the nature of this catchment, the area benefits from 7-day trade.



# The Neighbourhood

Postmark is creating a bustling new neighbourhood at the dynamic intersection of two of London's most iconic postcodes – WC1 and EC1. Nestled right at the heart of Farringdon, Clerkenwell, Bloomsbury and King's Cross, known respectively as the literary, knowledge and creative hubs of central London. A delightful mix of the traditional and the cutting-edge, this is fast becoming London's most desirable neighbourhood for those Lucky enough to be in the know.

Situated in a central London location yet firmly off the tourist trail, this is a neighbourhood brimming with character and charm. With its green spaces, great connectivity and thriving independent restaurants and shops, it's no surprise that locals like to keep it under wraps.

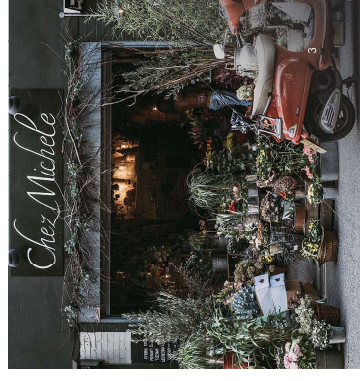
West Central 1 is the very first opportunity to become part of an exciting new chapter for this historic site.



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Over 650 contemporary & stylish apartments

23,000 sq ft of community & retail space

50% dedicated to green space & public realm

With five Underground/National Rail stations within 15 minute walk, locals are kept connected to London and beyond, day and night. Putting the whole of central London at your fingertips.

Discover the world renowned cultural, shopping and dining destinations the city is famous for, from big-name brands at Bond Street to independent shops and boutiques at Exmouth Market; Michelin Star restaurants to the local pubs and cafés of Clerkenwell, the latest exhibition at Tate Modern to breath-taking dance performances at Sadler's Wells. And all within reach on foot, by bike, or just a short ride away on public transport.

Postmark's central location also puts residents at the heart of some of the most outstanding

colleges and universities in the world, including two Royal Academies, the London School of Economics, SOAS and Central St Martins. Prestigious primary and secondary schools such as the Lyceum Preparatory School, Westminster School and the City of London School for Girls are all a short drive away.

Residents' and locals alike will also benefit from the new public green space being created at Postmark, with over 50% of the development dedication to outdoor space. The public realm will be open to all and includes outside areas for rest and play as well as retail, creating a new destination in Farringdon and Central London.



**Phase 1 Units**

<b>Unit 1</b>	85.8 sq m	924 sq ft
<b>Unit 2</b>	98.5 sq m	1,060 sq ft
<b>Unit 3</b>	98 sq m	1,055 sq ft
<b>Unit 4</b>	82.8 sq m	891 sq ft
<b>Unit 5</b>	180.1 sq m	1,939 sq ft

**Rent** On application

**Availability** October 2021

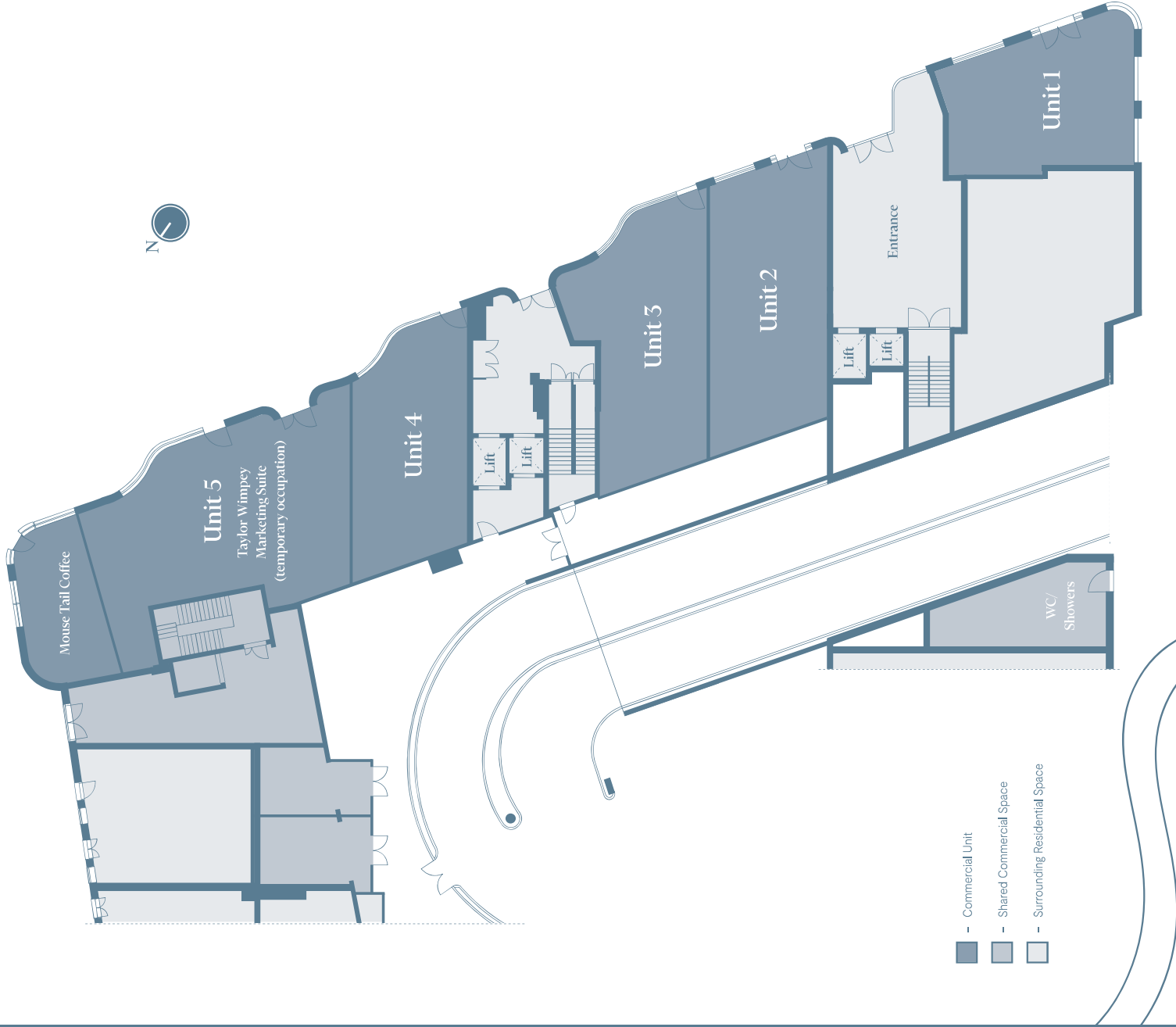
**Handover** Mount Pleasant commercial units will be handed over as clean shell standard with shop fronts installed and capped off services. Note only retail unit 5 has a gas supply and flue extract system. Each retail unit is served by either a single or double self-closing entrance door from street level. All shop front design must comply with the Advertisement and Shopfront Strategy that has been approved by Camden Council in accordance with the Section 16 Agreement and any designs must obtain appropriate landlord and local planning authority approval. Tenants must provide dedicated refuse and recycling store within the demise which must be masked from the pedestrian route. There are staff WC's and shower facilities available for use by the commercial units located on Gough Street, as well as dedicated cycle facilities.

**Service Charge** An estate service charge will apply. Further details on application.

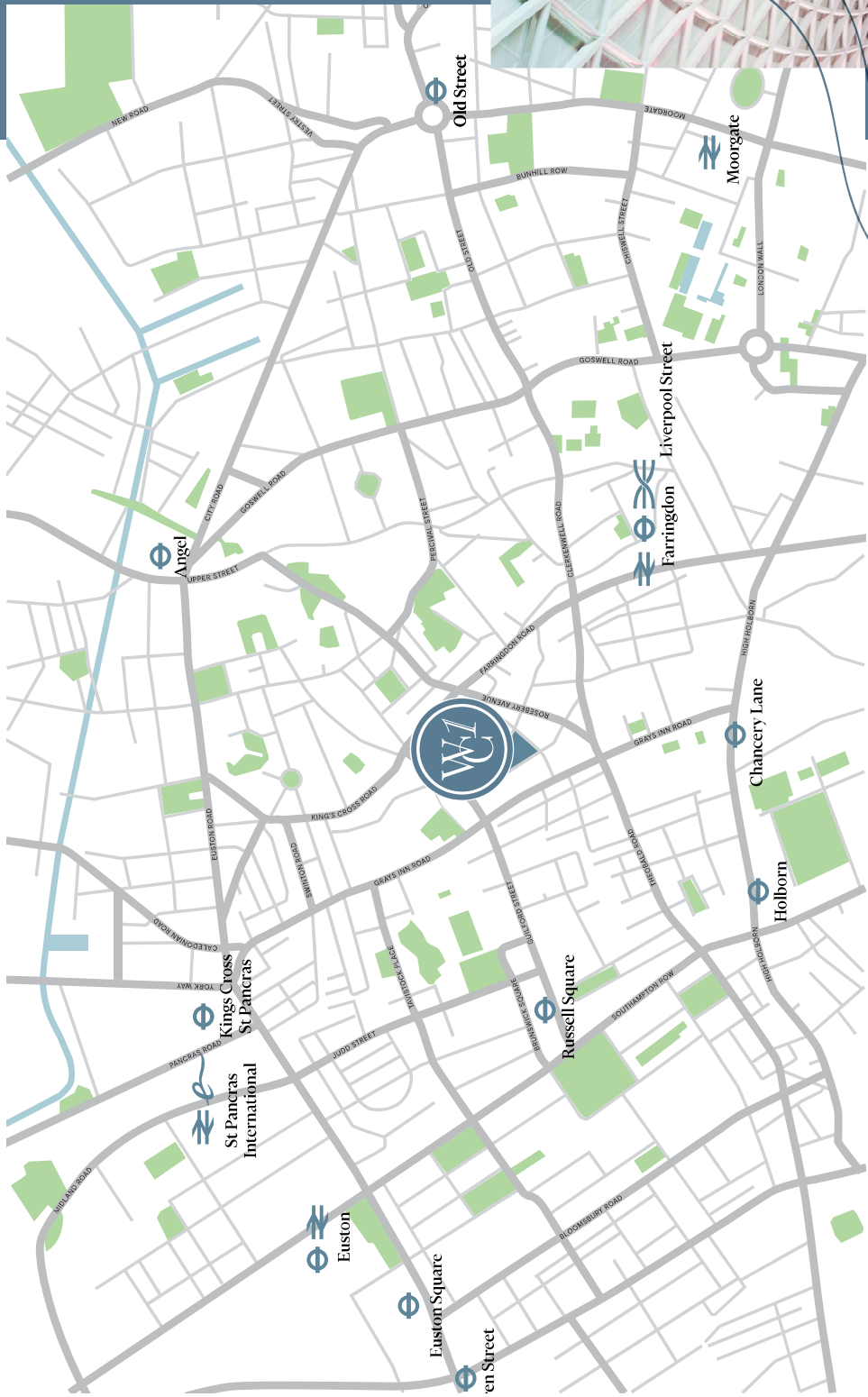
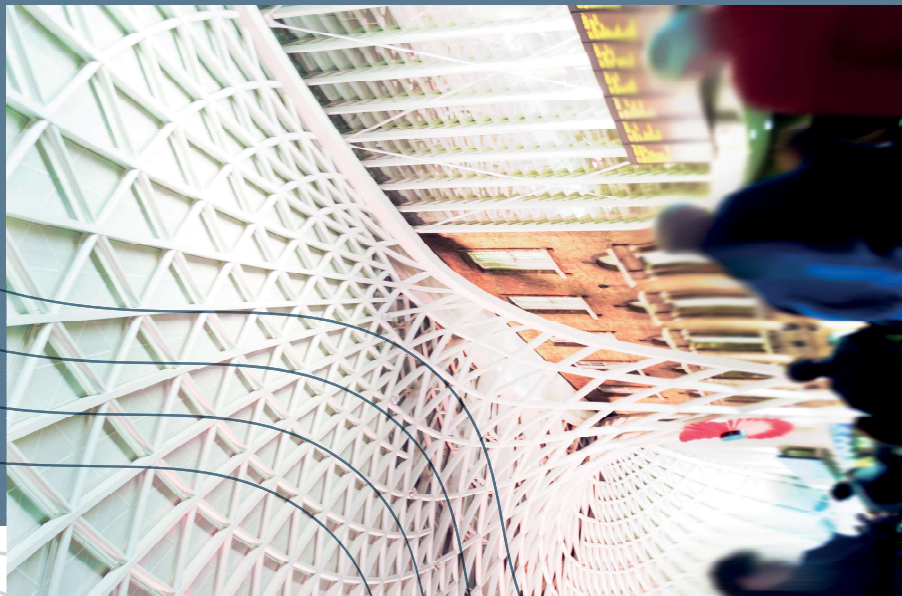
**Business Rates** To be assessed on completion of the works. Interested parties are advised to make their own enquiries via the local authority.

**Permitted Class Uses** A1, A2, A3, A4 & D1

Siteplan is indicative only. Areas are provided as gross internal areas and may vary. Unit layout sizes may vary slightly. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



5 tube stations  
with access to  
7 underground lines  
all within walking distance



# POSTMARK

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BRUCE  
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POLLARD

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