



Wren  
House  
Hatton  
Garden  
EC1

The Wren House is a high specification contemporary office behind a renovated, Grade II Listed façade.

This building, reputed to be from designs by Sir Christopher Wren, was erected as a Church by Lord Hatton to serve the needs of the neighbourhood after St. Andrew's Holborn had been destroyed in the Great Fire of 1666. It was then adapted for use as a charity school in about 1696.

After being severely damaged by incendiary bombs during the 1939-1945 war, it has since been reconstructed internally to provide offices; the original façades now restored and retained.

The figures of scholars in 18th century costume were taken down and sent for safe keeping during the war to Bradford College, Berkshire. They have been replaced in their original positions as a memorial of the former use of the building.





A stunning combination of the original building, contrasting with a modern glass walled extension on St. Cross street and a curved glass structure around a secluded courtyard. This and a generous roof terrace at the fourth floor are both finished with Bianco Sardo flamed granite.

Inside, the office space provides its occupier with an air-conditioning system, a fully accessible raised wood veneer floor, category II lighting, new passenger lift, new powder coated steel and Shuco double glazed windows.

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Basement with natural light  
76 sq m/821 sq ft

Ground Floor  
289 sq m/3109 sq ft

First Floor  
274 sq m/2950 sq ft

Second Floor  
313 sq m/3369 sq ft

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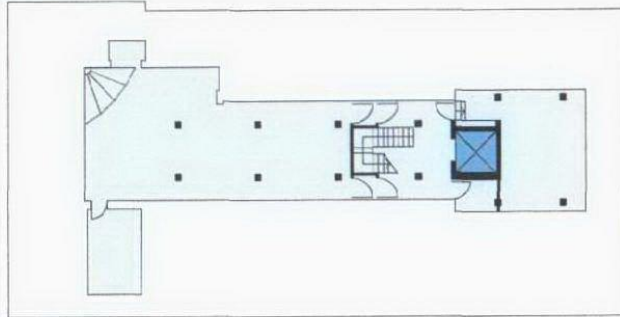




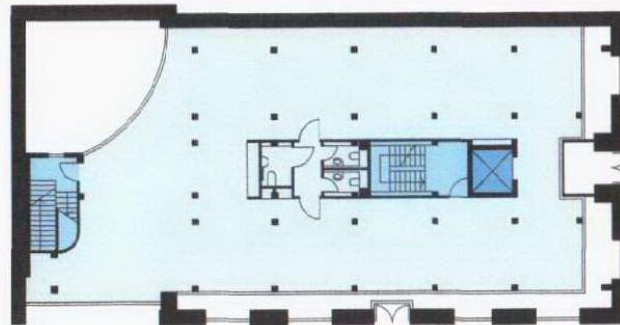
Third & 4th Floor with terrace interconnecting office  
523 sq m/5626 sq ft

- > Raised wood flooring
- > Air-conditioning
- > Passenger lift
- > Video entry-phone
- > Rare roof terrace

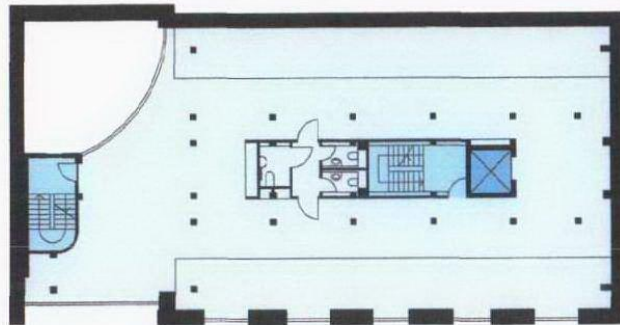
## Floor Plans



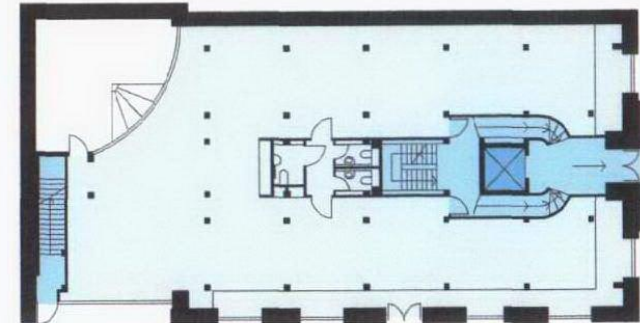
Basement: 76 sq m/821 sq ft



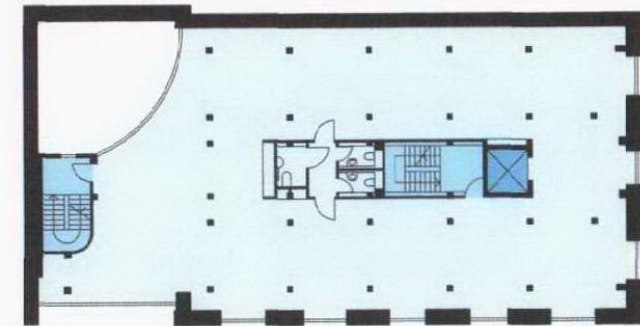
First: 274 sq m/2950 sq ft



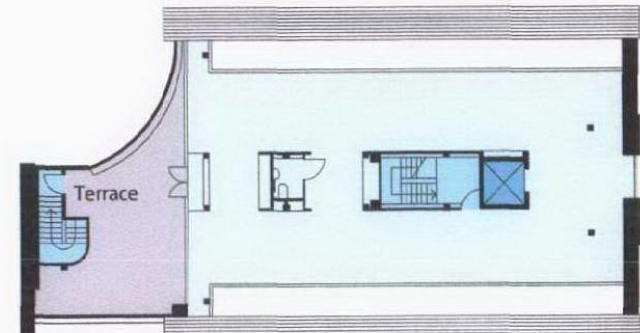
Third: 330 sq m/3550 sq ft



Ground: 289 sq m/3109 sq ft



Second: 313 sq m/3369 sq ft



Fourth: 193 sq m/2076 sq ft





Fourth floor roof terrace

## Specification

### 1.0\_Structure

Six storey building concrete encased steel beam and column construction. The new building extension is steel frame construction supporting the curtain walling.

### 2.0\_Floors & Walls

Concrete slabs construction with raised floor system which provides an average 65mm void on upper floors and up to 150mm in the basement.

### 3.0\_Roof

Structural Steel frame and timber warm roof construction with natural slate covering.

### 4.0\_External facade

Original brickwork repaired and repointed where necessary. Openings for new windows formed using matching handmade bricks.

### 5.0\_Louvres

The new plant room enclosure screens are aluminium louvre panels on a steel frame in powder coated gun metal grey finish.

### 6.0\_Replacement windows

W20 double glazed steel installed to openings in the original building structure.

### 7.0\_New aluminium windows

Shuco curtain wall to new extension on St. Cross Street with faceted glazed Shuco curtain wall in new extension overlooking the courtyard and Shuco double glazed windows to fire escape stair.

### 8.0\_Internal doors

Solid timber wood doors internally.

### 9.0\_Main stair

Open steel stairs with flamed granite treads and landings with satin stainless steel handrail atop a painted steel balustrade.

### 10.0\_Escape stair

Steel frame construction with granolithic screed treads and landings with a painted steel balustrade and wall mounted handrail.

### 11.0\_Passenger Lift

One No. 8 person passenger lift complying with Building Regulations, Part M, finished in brushed stainless steel with appropriate handrails and call buttons.

### 12.0\_Air-conditioning

Three pipe VRV Daiken air conditioning system for heating and cooling.

### 13.0\_Finishes

#### 13.1\_Entrance

Behind the double height hard wood doors to Hatton Garden automatic doors open onto the entrance lobby finished with flamed Bianco Sardo granite flooring & Tondo 230 recessed lights.

#### 13.2\_Offices

Finished with suspended ceilings and drylined walls decorated white with recessed CAT II compliant Tondo light fittings to the ceiling. Beech faced raised access flooring.

#### 13.3\_WC's

Twifords Rhapsody Sanitaryware basins and WC's (except disabled WC's), Bianco Sardo granite floor tiles, worktops and 'shelves' against taped and jointed plasterboard walls painted white.

### 14.0\_Lighting

#### 14.1\_Main Entrance

Tondo 230 recessed light fittings

#### 14.2\_Main offices

CAT II Compliant Tondo 230 recessed light fittings and Kasko column mounted uplighters. At fourth floor level there are additional pendent light fittings as indicated on the reflected ceiling plans.

#### 14.3\_Main Stair

Tondo 230 recessed light fittings on passenger lift landing and Kasko brushed stainless steel bulkhead style light fittings at head of stairs and half-landings.

#### 14.4\_Escape Stair

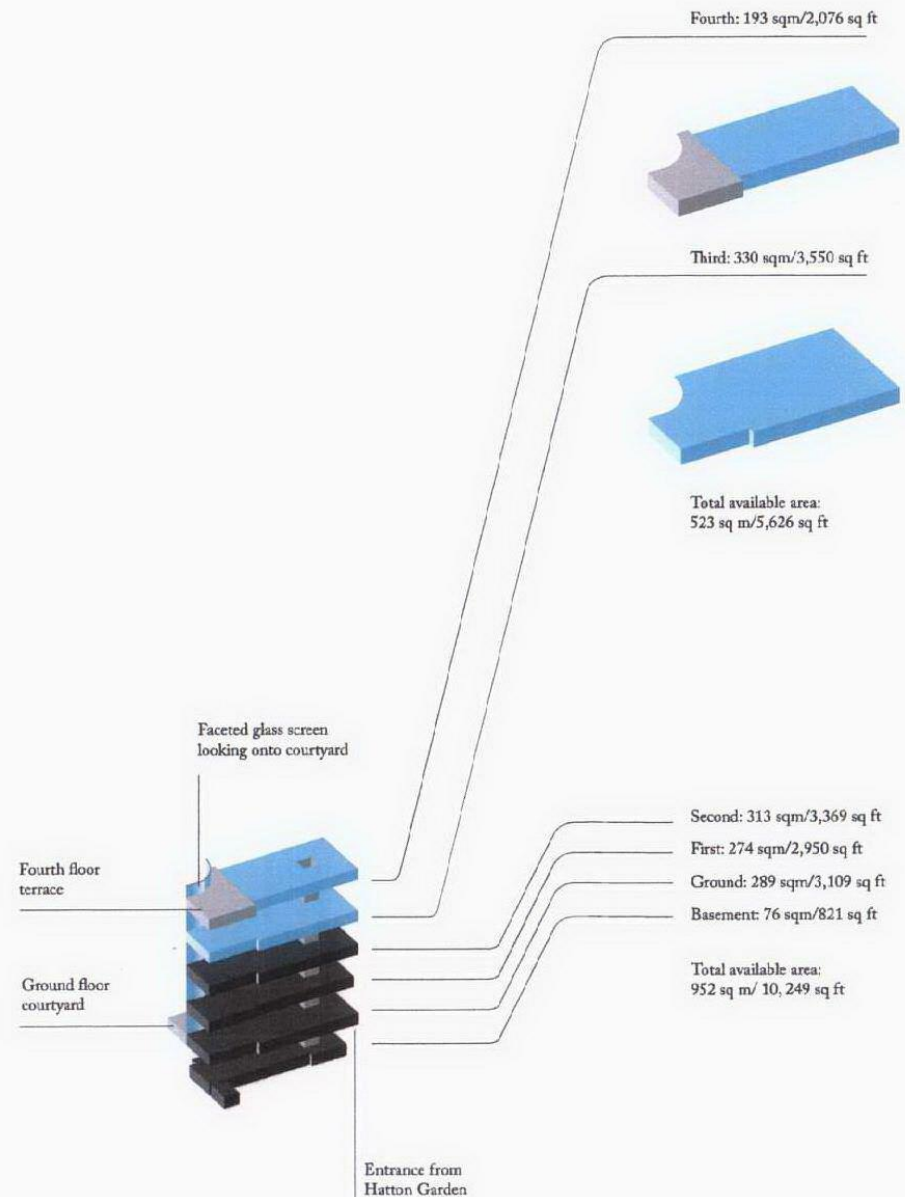
Marina bulkhead style light fittings.

#### 14.5\_Courtyard

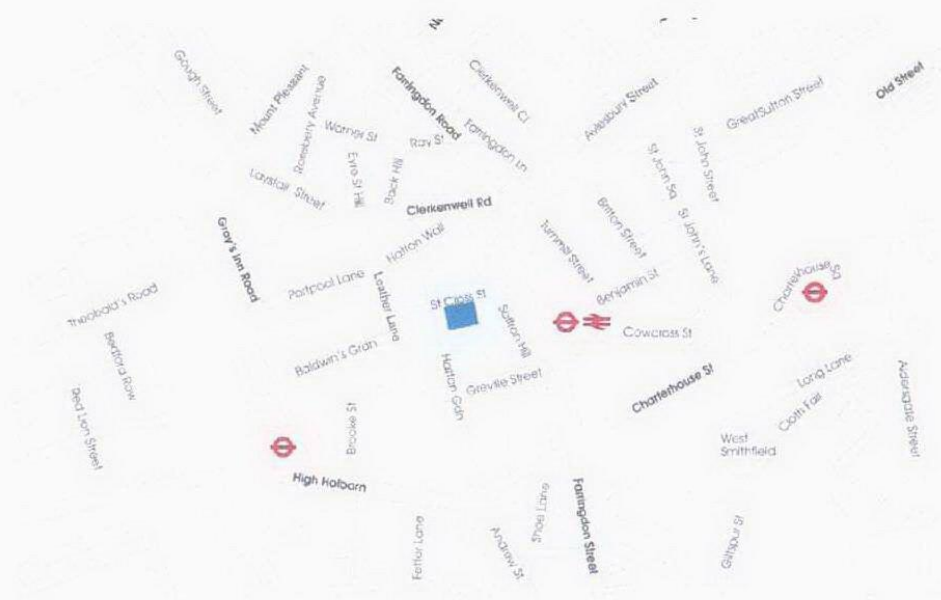
Marina bulkhead style light fittings.

#### 14.6\_Terrace

Kasko brushed stainless steel bulkhead style light fitting outside escape stair plus high level mounted spotlights.





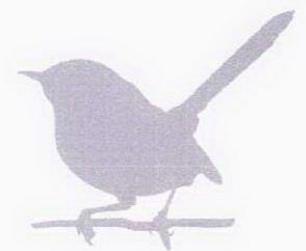


## Location

Wren House sits neatly between the West End and the City of London, close to Holborn Circus and the hub of Clerkenwell.

Most importantly, communications are excellent with both Farringdon (Thameslink, Circle, Hammersmith & City Lines) and Chancery Lane (Central Line) Stations close by.

Wren House, 43 Hatton Garden, London EC1N 8EL





RICHARD SUSSKIND & COMPANY - INSPECTION PROFORMA

**Richard  
Susskind**  
& Company

PROPERTY ADDRESS

SEND TO

NAME

COMPANY

EMAIL

CLIENT

JOINT AGENTS

WREY HOUSE

Paul Knapfield

Eastglen

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Richard Susskind & Company

DATE OF VIEWING	AGENT INSPECTED	APPLICANT	REPRESENTED BY	NATURE OF BUSINESS	SIZE	FLOORS INSPECTED	COMMENTS
09.09.09	Ricky Blair	Elan	n/a	IT	15000 - 20000 sq ft	Entire	Liked the building - will be arranging a 2nd inspection
11.09.09	Ricky Blair	Elan	n/a	IT	15000 - 20000 sq ft	Entire	2nd inspection - awaiting further feedback
09.03.10	Michael Rabin	Unknown	Outlet	Fund Management	3000 - 4000 sq ft	2nd & G	Liked the space however they are now pursuing another option.
09.03.10	Shaun Simons	Mywardrobe.com	Devene	Online Fashion	8000 - 10000 sq ft	3rd & 4th	Not suitable due to ceiling heights as they require area of 3 metres in height suitable for photoshoots.
18.03.10	Shaun Simons	Unknown	Ben Cox	Media	9000 - 12000 sq ft	3rd & 4th	Have discounted due to configuration around the core.
08.04.10	Shaun Simons	Unknown	Devene	Design Agency	4000 sq ft	3rd & 4th	Very early days in their search - awaiting further feedback
08.04.10	Shaun Simons	Unknown	Seagram Properties	International Far Eastern Furniture showroom	4000 - 5000 sq ft	3rd & 4th	Have arranged to reinspect on Monday
10.05.10	Michael Rabin	TVC	Clients of Study	Television Media	5000 - 6000 sq ft	3rd & 4th	Have made a single proposal
11.05.10	Shaun Simons	Unknown	Clients of Monmouth Dean	Design Company	5000 sq ft	4th Floor	Will be submitting a proposal in due course.
11.05.10	Michael Rabin	Hotel Care	n/a	Hotel Services	5000 - 6000 sq ft	3rd & 4th	This is their second inspection, liked the space but maybe too expensive for their requirement.
12.05.10	Ricky Blair	Unknown	clients of Ashwell Rogers	Recruitment	5000 - 7000 sq ft	3rd & 4th	Early stages of search - awaiting further feedback.
18.05.10	Michael Rabin	Hotel Care	n/a	Hotel Services	5000 - 6000 sq ft	3rd & 4th	Have viewed the property several times but believe that it is too expensive for their requirement.
09.06.10	George Wise	Unknown	Studley	Unknown	5000 sq ft	3rd & 4th	3rd inspection.
15.06.10	George Wise	Unknown	Peter Goodman Merriman	Recruitment	4000 - 6000 Sq Ft	3rd & 4th	Will not be suitable
15.06.10	George Wise	Unknown	Clients of Phillipa Jeal	Media	4000 - 5000 Sq Ft	3rd & 4th	Space will not be suitable
17.06.10	Elliott Stern	B&P Architects	n/a	Architects	3000 sq ft	3rd & 4th	Loved the space unfortunately can't be split.
17.06.10	George Wise	Unknown	Morgan Price	Architects	5000 - 6000	3rd & 4th	Will not be suitable
17.06.10	Eliott Stern	N/A	David Perins	N/A	3000 sq ft	3rd & 4th	Too Big
28.06.10	George Wise	Unknown	Neil Warrick	Legal Company	3000 - 4000 Sq Ft	3rd & 4th	Will not be suitable
20.07.10	Jonathan Franks	TVC Group	James Vessey	PR	5000 Sq Ft	3rd & 4th	This was a 3rd inspection with a fit out contractor
21.07.10	George Wise	Unknown	Clients of Devono (Toby Crosby)	Software Company	3000 - 4000 Sq Ft	3rd & 4th	Will not be suitable due to the configuration of the Floors
21.08.10	Jonathan Franks	Launer Nixon Brown	N/A	Theatre Company	5000 Sq Ft	3rd & 4th	Liked the Building have already arranged a 2nd inspection

**WREN HOUSE  
43 HATTON GARDEN  
LONDON EC1**

**CONVERSION OF THIRD AND FOURTH FLOORS TO RESIDENTIAL USE**

**MARKETING ANALYSIS**

**APPENDIX MA3  
Hatton Real Estates  
Particulars and pro forma**