

# GARRETT STREET STABLES

10-14

EC1

**WHERE**

**HERITAGE  
MEETS**

**MODERN CRAFT**

# A STRIKING, GRADE 2 LISTED, FORMER STABLE BLOCK IN OLD STREET

Originally home to horses and harnesses, the building retains the spirit of its past while embracing the needs of a modern workforce.

Renowned HCL Architects have carefully restored and reconfigured the space, preserving original architectural features, exposed brickwork, historic detailing and generous proportions, while introducing contemporary finishes, improved natural light and high-performance services.

The result is an authentic, design-led workplace that feels both grounded in history and ready for the future.

**1897** Built as a large-scale stable block housing 100 horses for deliveries from the nearby Whitbread Brewery.

**EARLY 1900s** Horses phased out; building adapted for industrial yard use, including a blacksmith's workshop.

**MID 20TH C.** Continues in light industrial / servicing roles, reflecting the area's working character.

**LATE 20TH C.** Becomes a multi-use yard site (incl. builders' merchants + shooting gallery); internal alterations introduced.

**EARLY 2000s** Recognised as a Grade II listed structure, preserving its cast-iron frame + stable layout remnants.

**2020s** Careful redevelopment: historic fabric retained while adding modern workspace, courtyard, and café use.

Whitbread's Brewery Shire Horses



Inside the former stable

Facade details



# A CREATIVE COMMUNITY

The ground floor will be home to designers and makers, activating the building with craft, creativity and collaboration. Garrett Street Stables is designed to foster interaction, inspiration and daily ritual with a communal courtyard right at its heart.

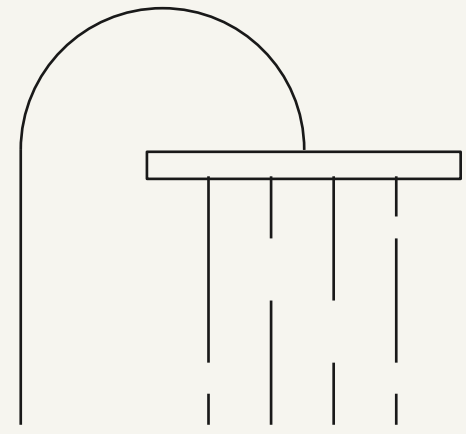


Indicative CGI

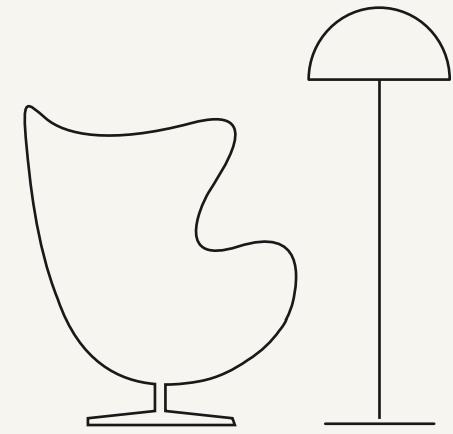


Indicative CGI

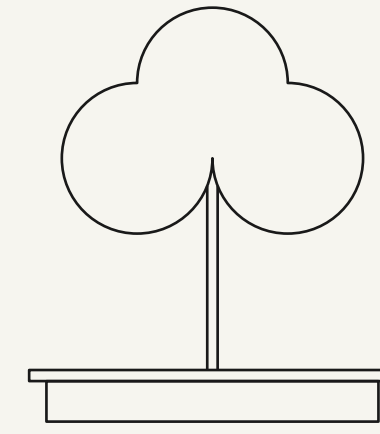
# THIS IS NOT JUST AN OFFICE SPACE. IT'S A DESTINATION.



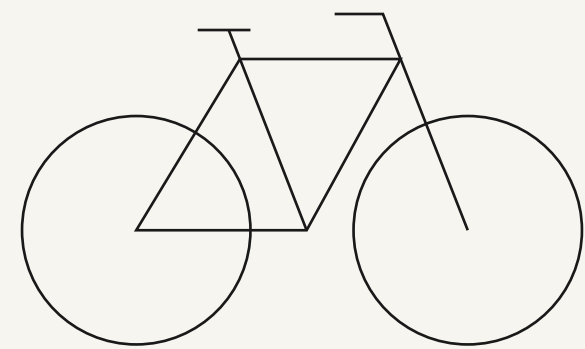
**SHOWER FACILITIES**



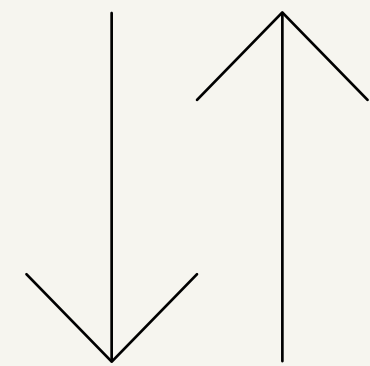
**REFURBISHED INTERIORS WITH  
CONTEMPORARY SERVICES**



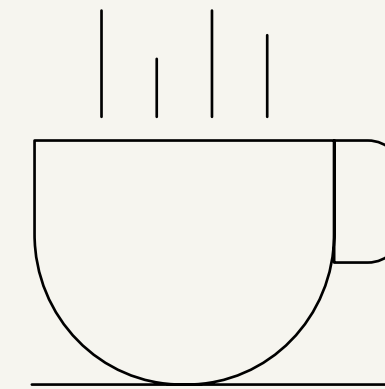
**COMMUNAL COURTYARD**



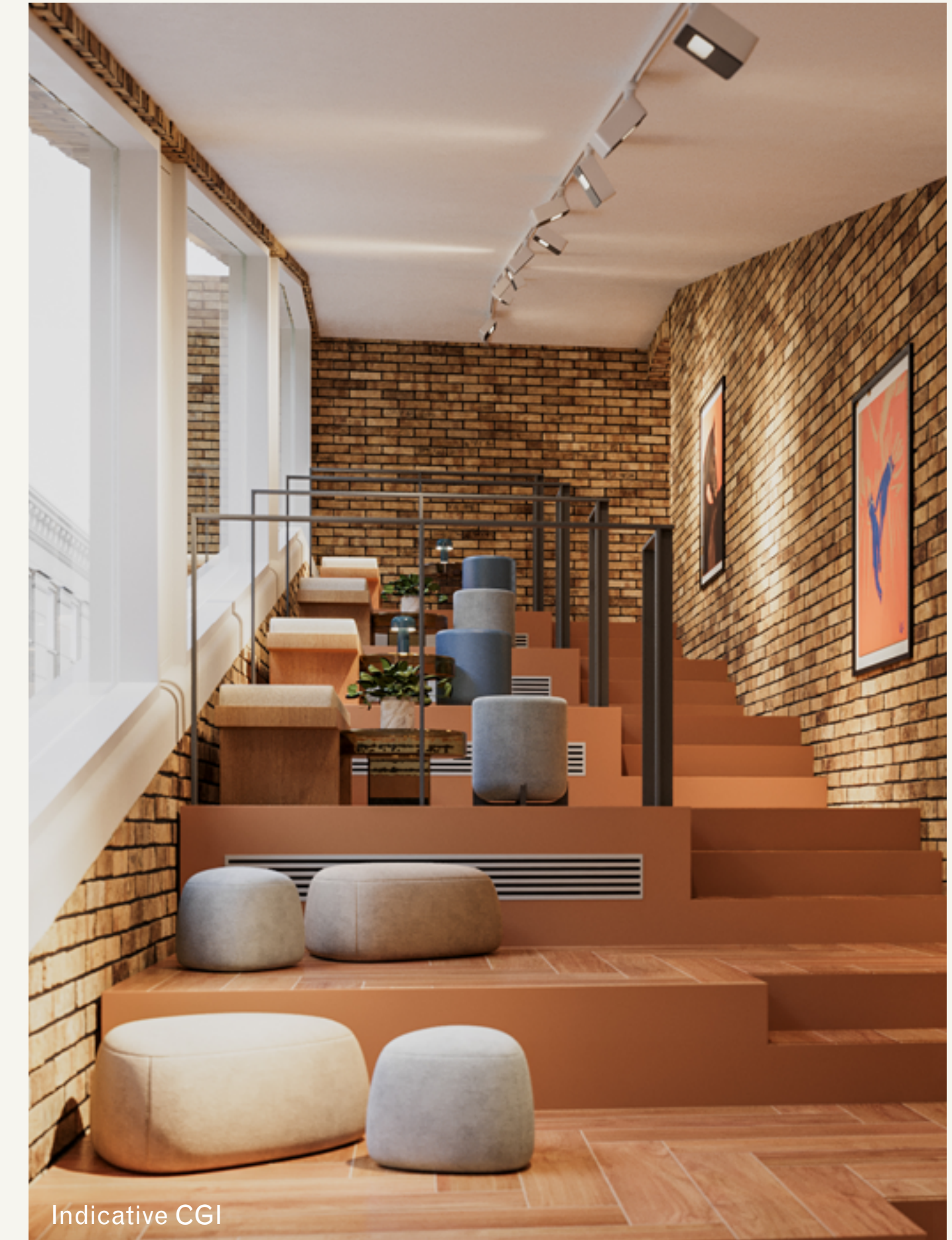
**END OF JOURNEY FACILITIES WITH  
SECURE BIKE STORAGE**

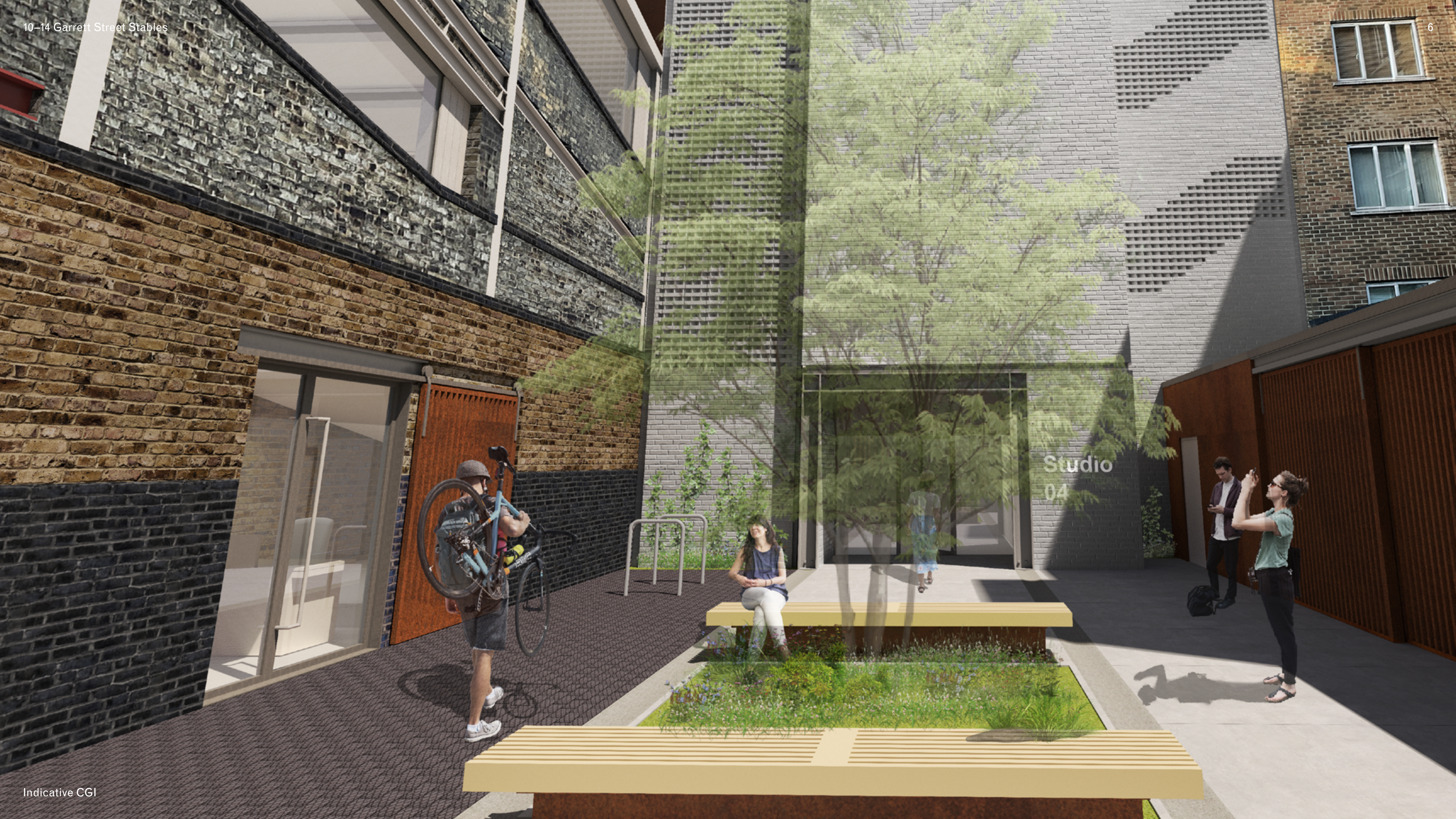


**1 PASSENGER LIFT**



**COMMUNITY DRIVEN GROUND  
FLOOR ACTIVATION**





# THE 2ND AND 3RD FLOORS ARE AVAILABLE TO LEASE, OFFERING:

- Exposed brickwork
- LED lighting
- Air Conditioning
- Retained original features
- Efficient floor plates
- DDA accessible lift access

# SPACE AVAILABLE

| Floor        | Sq Ft        | Sq M       |
|--------------|--------------|------------|
| <b>3</b>     | <b>2,928</b> | <b>272</b> |
| <b>2</b>     | <b>4,144</b> | <b>385</b> |
| <b>TOTAL</b> | <b>7,072</b> | <b>657</b> |

# FLOOR THREE



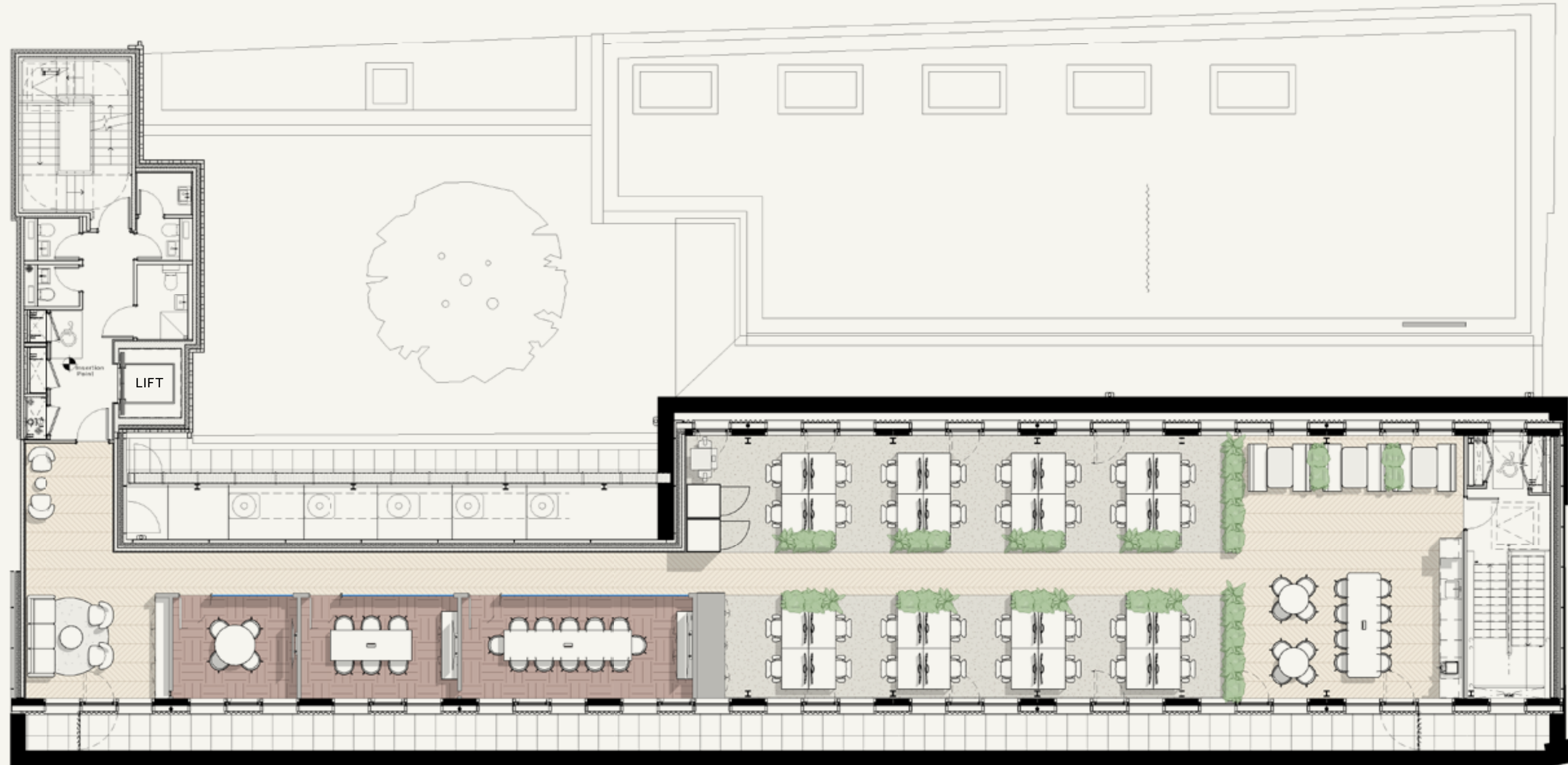
# FLOOR THREE



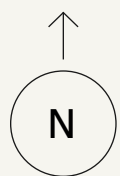
# FLOOR THREE

2,928 Sq Ft / 272 Sq M

- 1 × 12 person meeting room
- 1 × 6 person meeting room
- 1 × 4 person meeting room
- 3 × meeting booths
- 32 person open plan
- 2 × phone pods
- Waiting area
- Print area
- Teapoint
- Breakout
- Lounge
- Comms cabinet
- Coats



Garrett Street



# FLOOR TWO



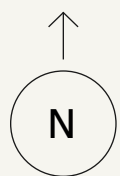
# FLOOR TWO

4,144 Sq Ft / 385 Sq M

- 1 × 8 person meeting room
- 2 × 4 person meeting room
- 38 person open plan
- 4 × phone pods
- Print area
- 5 × lounge
- Teapoint
- Breakout
- Bleacher seating
- Comms cabinet
- Coats



Garrett Street





**GARRETT STREET**  
10-14 **STABLES** EC1

# GARRETT STREET STABLES SITS AMONGST TWO OF LONDON'S MOST DYNAMIC DISTRICTS

## FARRINGDON

A refined mix of design showrooms, architectural practices, world-class restaurants and historic streetscapes. Now one of London's best-connected transport hubs, with the Elizabeth Line placing Heathrow, Canary Wharf and the West End within easy reach.

## OLD STREET

London's original Silicon Roundabout, home to tech pioneers, creative agencies and digital innovators. Energetic, fast-moving and future-focused.



1. St John
2. Farringdon Station
3. Whitecross Street Market
4. Luca
5. Old Street Station

**HOTELS**

- 1. Art'otel
- 2. Nobu Hotel
- 3. Hoxton Hotel
- 4. The Zetter

**FITNESS**

- 1. Virgin Active
- 2. Gymbox
- 3. Ironmonger Row Baths
- 4. F45 Old Street

**COFFEE**

- 1. Grind Coffee
- 2. Ozone Coffee
- 3. FWD:Coffee
- 4. Trade Coffee
- 5. Compton Coffee
- 6. STAGS Coffee House
- 7. Grid Coffee

**MARKET**

- 1. Whitecross Street
- 2. Exmouth Market

**FOOD & DRINK**

- 1. Tayér + Elementary
- 2. Fare
- 3. Noci
- 4. Padella
- 5. Llama Inn
- 6. The Whitecross Tap
- 7. Daffodil Mulligan
- 8. The Artillery Arms
- 9. Tayér + Elementary
- 10. Pasta Nostra
- 11. Com Pho
- 12. Monohon Ramen
- 13. Manteca
- 14. Gloria Trattoria
- 15. Bistro Freddie
- 16. Nightjar
- 17. St John
- 18. Wagamama's
- 19. Honest Burgers
- 20. The Volley
- 21. Luca
- 22. Mola
- 23. Sessions Arts Club
- 24. Laksa
- 25. The Slaughtered Lamb
- 26. Hat and Feathers
- 27. Bap Foods
- 28. People Pleaser Salad

7 mins walk / 3 mins cycling

**OLD STREET**



9 mins walk / 3 mins cycling

**BARBICAN**



14 mins walk / 5 mins cycling

**FARRINGDON**



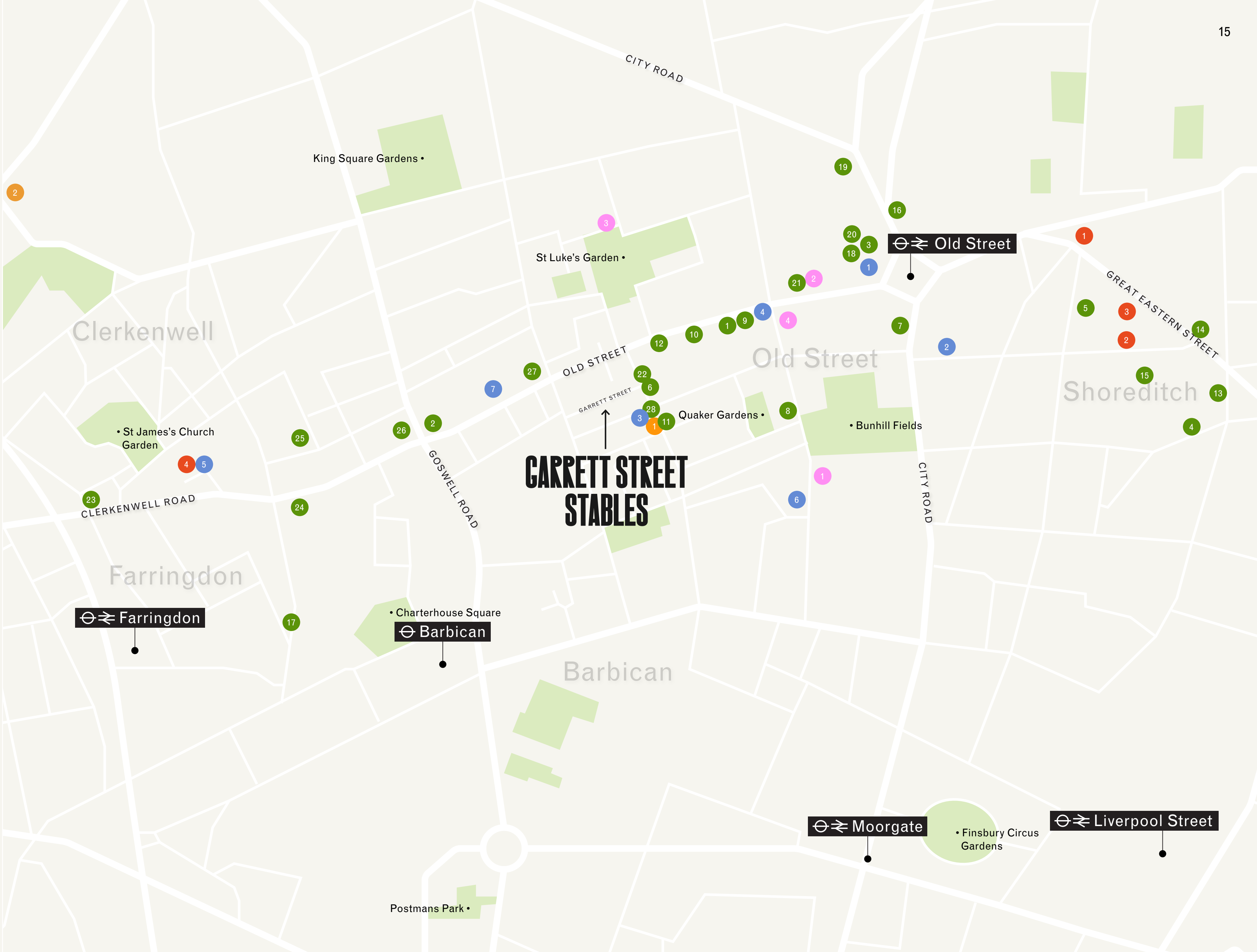
13 mins walk / 4 mins cycling

**MOORGATE**



17 mins walk / 4 mins cycling

**LIVERPOOL STREET**



# A RARE OPPORTUNITY TO LEASE DISTINCTIVE SPACE IN A BUILDING WITH REAL CHARACTER.

Elliott Stern  
es@compton.london  
07834 918 700

Sarah Hill  
sh@compton.london  
07936 338 774

Jaimie Ferreira  
jf@compton.london  
07521 068 635

