

# POSTMARK

LONDON  
WC1X

Commercial units | Flexible uses.  
383 to 2682 sq. ft.





# 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.
- Salutation Gardens, the new hub of the Postmark neighbourhood will provide new public realm including, social games areas, water features and garden courtyards.
- Situated in a central London location where east meets west, this is a neighbourhood brimming with character and charm.



**24,069 sq. ft.** of community & retail space

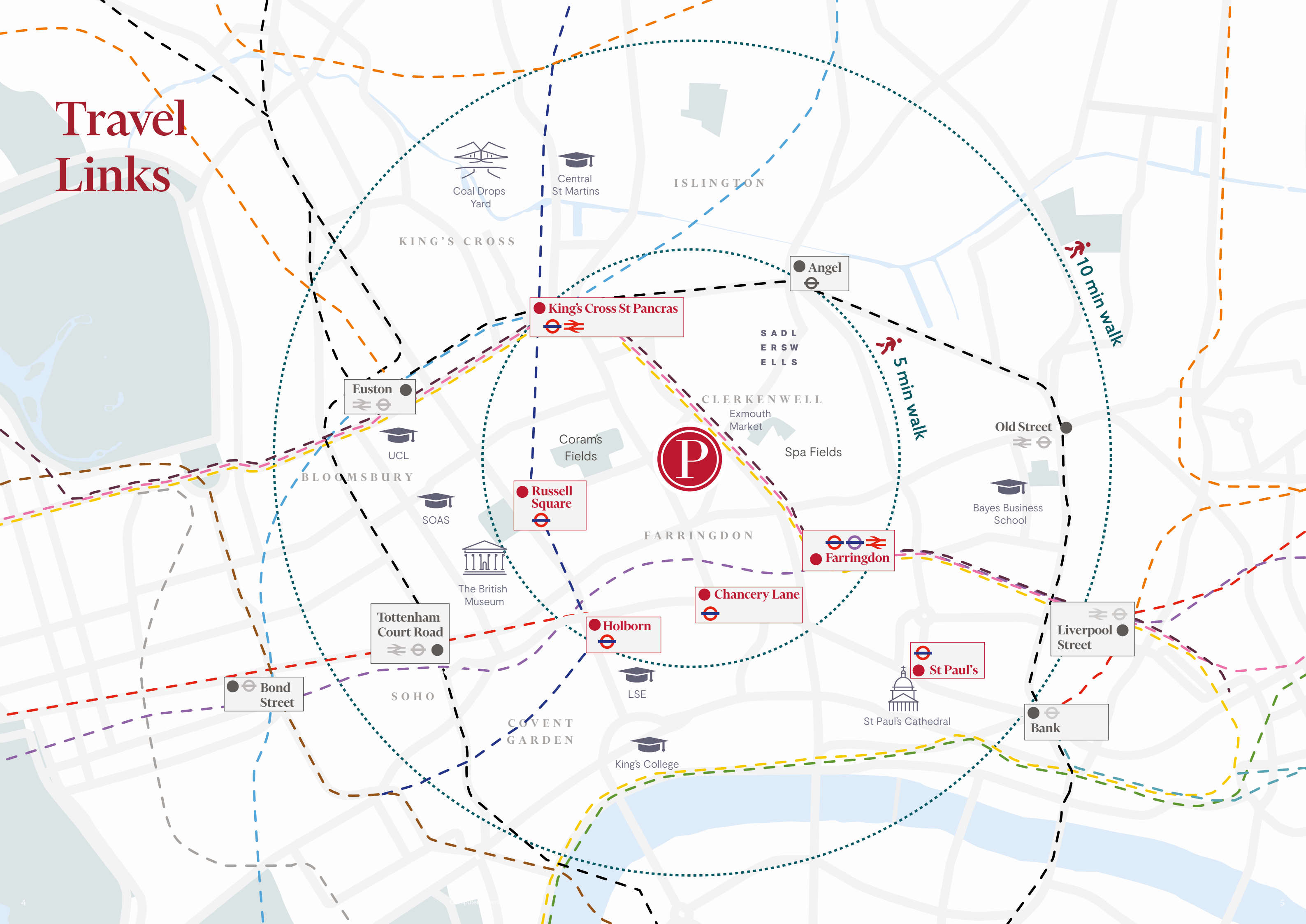
**Over 650** contemporary & stylish apartments

**50%** dedicated to green space & public realm





# Travel Links





# Masterplan

## West Central 1

A parade of five commercial units fronting the busy thoroughfare of Mount Pleasant. All units are offered with outside seating area.

COMPLETED 2021

## Signature Place

A single, large, L-shaped unit fronting on to Signature Square and Phoenix Place. Located nearby the Postal Museum and adjoining the residents' wellness centre, this unit would be ideal for a restaurant use with a large area for outside seating.

COMPLETED 2023

## Folio Gardens

With a parade of seven commercial units fronting on to the green piazza between Folio Gardens and Monograph Square and a large freestanding unit fronting onto both Phoenix Place and the piazza, these units offer a range of unit sizes to suit different operators.

COMPLETION 2024

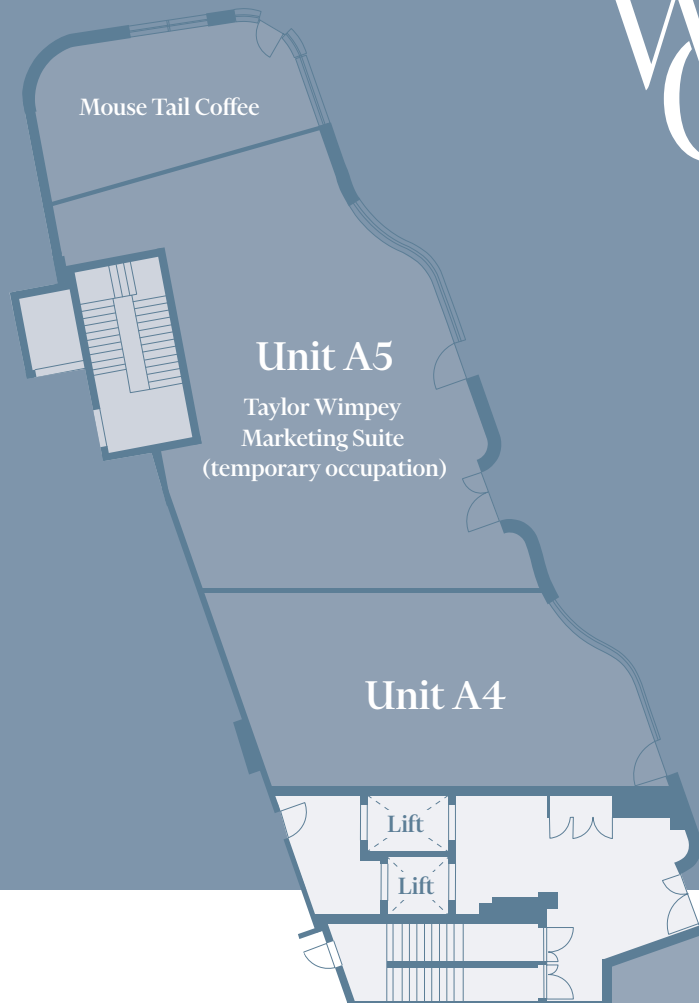
## Monograph Square

Comprising two units; one fronting on to Phoenix Place and the other fronting Farringdon Road. Both units benefiting from a return frontage to the piazza. (Note: Unit HC.01 is pre-sold).

COMPLETION 2024/5

Floorplans are 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.

# WC1



## Phase 1 Units

Unit A1	82.21 sq m	885 sq ft
Unit A2	102 sq m	1,098 sq ft
Unit A3	100.42 sq m	1,081 sq ft
Unit A4	84.35 sq m	908 sq ft
Unit A5	183.66 sq m	1,977 sq ft

Note: Area for Unit A5 includes area occupied by Mouse Tail Coffee.

Unit A4

Unit A3

Unit A2

Entrance

Unit A1



- Commercial Units
- Surrounding Residential Space

# Signature Place

## Phase 2 Units

Unit C1	249.16 sq m	2,682 sq ft
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- Commercial Units
- Surrounding Residential Space

Unit C1

# Folio Gardens

## Phase 3 Units

Unit EC.01	128.66 sqm	1,385 sq ft	Unit FC.04	57.22 sqm	616 sq ft
Unit FC.01	35.58 sqm	383 sq ft	Unit FC.05	56.57 sqm	609 sq ft
Unit FC.02	125.23 sqm	1,348 sq ft	Unit FC.06	182.64 sqm	1,966 sq ft
Unit FC.03	125.32 sqm	1,349 sq ft	Unit KI	158.00 sqm	1,701 sq ft

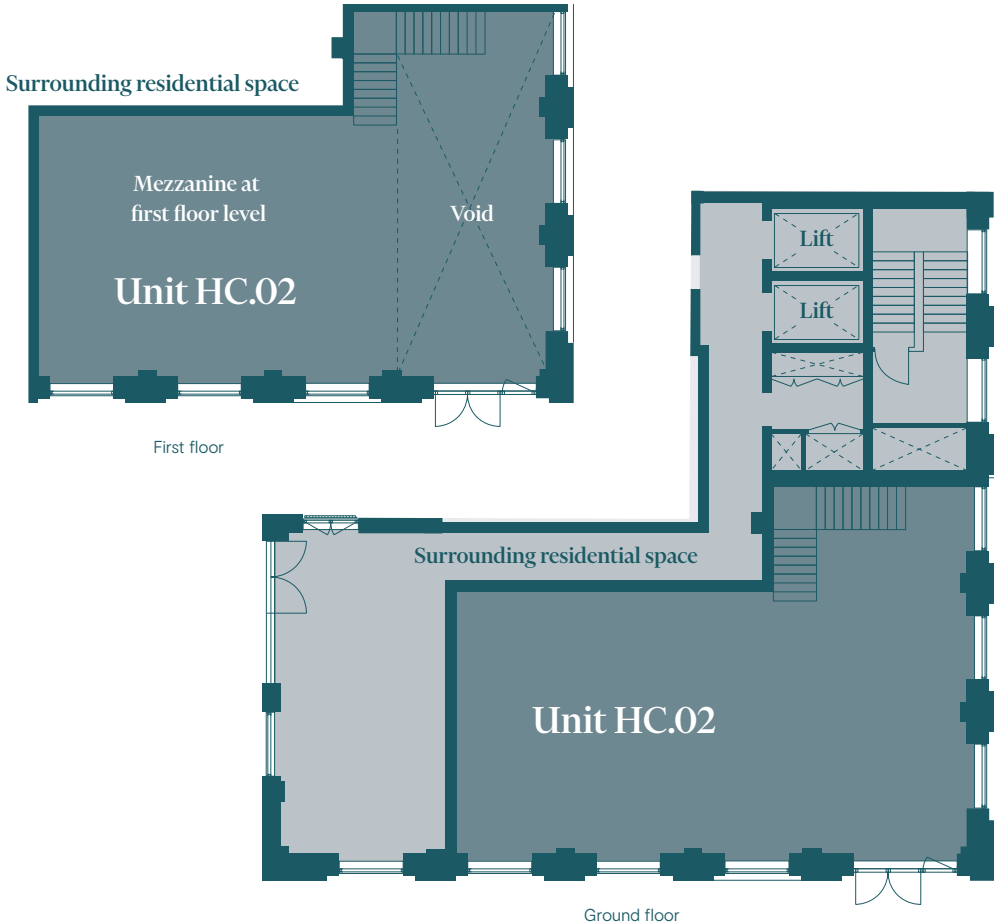
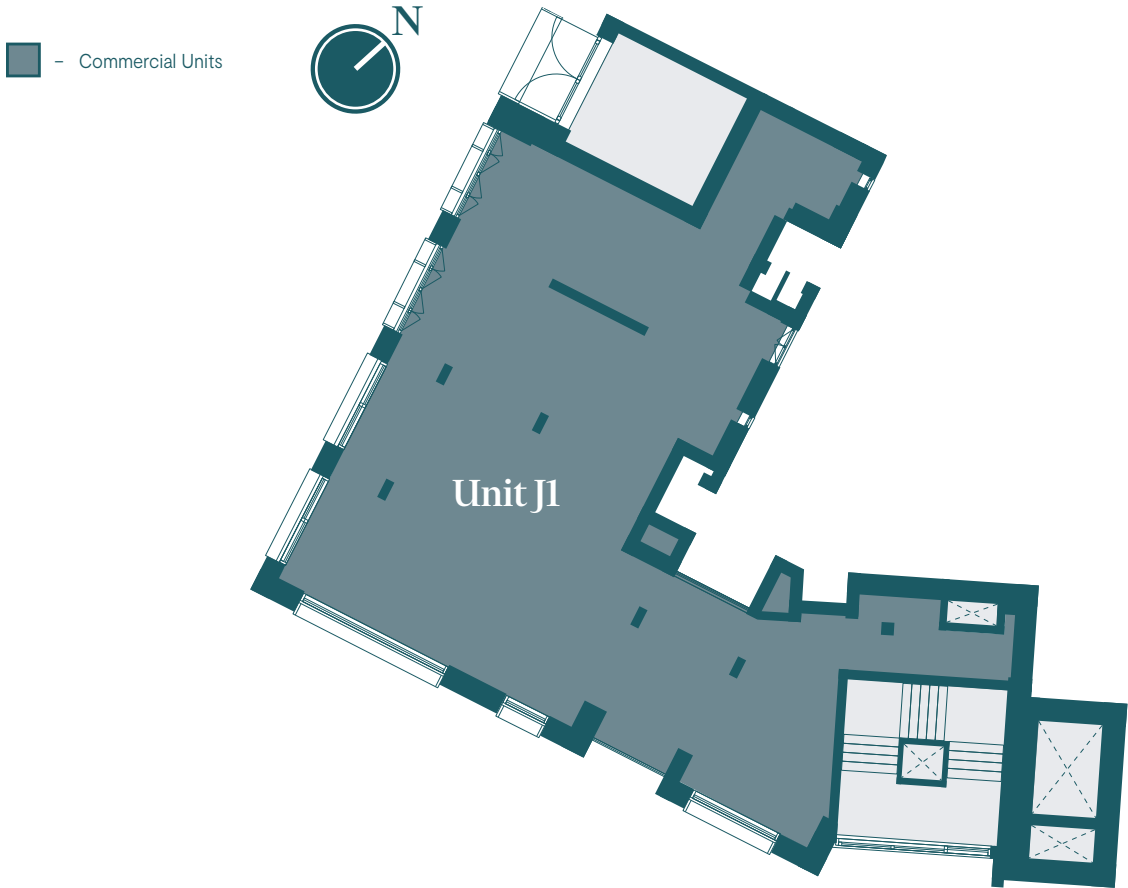
 - Commercial Units



# Monograph Square

Phase 4 Units

Unit HC.01	Not for sale or lease	
Unit HC.02	157.00 sq m	1,690 sq ft
Unit J1	181.00 sq m	1,948 sq ft





# WC1

Rent	On application
Availability	Immediately
Permitted Class Uses	A1, A2, A3, D1 & D2



## Signature Place

Rent	On application
Availability	Immediately
Permitted Class Uses	A1, A2, A3, D1 & D2

### Business rates

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

### Service charge

An estate charge will apply. Further detail on application.

### Handover & details

- Handed over as clean shell standard with shop fronts installed and capped off services.
- Note only retail unit 5 WC1 and Unit C1 in Signature Place have a gas supply and flue extract system.
- Each unit is served by either a single or double self-closing entrance door from street level
- Tenants must provide dedicated refuse and recycling store within the demise which must be masked from the pedestrian route
- All shop front design must comply with the Advertisement and Shopfront Strategy that has been approved by Camden Council in WC1 and Signature Place in accordance with the Section 106 Agreement and any designs for the entire development must obtain appropriate landlord and local planning authority approval.
- Staff WC's and shower facilities available for use by the commercial units in WC1 and Signature Place located on Gough Street, as well as dedicated cycle facilities.

## Folio Gardens

Rent	On application
Availability	Immediately (Q4 2024 for unit K1)
Permitted Class Uses	A1, A2, A3, D1 & D2
Note	Units FC.04, FC.05 and K1 – D1 only

## Monograph Square

Rent	On application
Availability	From Q4 2024
Permitted Class Uses	A1, A2, A3, D1 & D2 community





# POSTMARK

## LONDON

4 Mount Pleasant, London, WC1X 0BU



**George Rowling**  
george.rowling@houstonlawrence.co.uk

**Emily De Souza**  
emily.desouza@houstonlawrence.co.uk  
020 7924 4476

**Taylor  
Wimpey**  
Central London