

**15 TOOK'S COURT | LONDON EC4**

2,800 SQ FT SELF-CONTAINED OFFICE BUILDING



15 Took's Court is a Grade 2\* listed Georgian building of historical and architectural interest



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15 Took's Court is a well-preserved example of a substantial early Georgian London town house. Forming part of a small group of four houses built circa 1724/5 on behalf of the then landowner Elizabeth Palmer. Number 15 like other houses in the Court has had a succession of occupants with links to the law, and more recently the classical music promoters Raymond Gubbay Ltd.

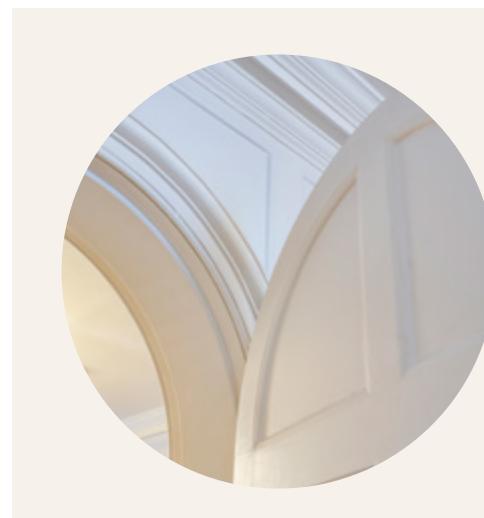
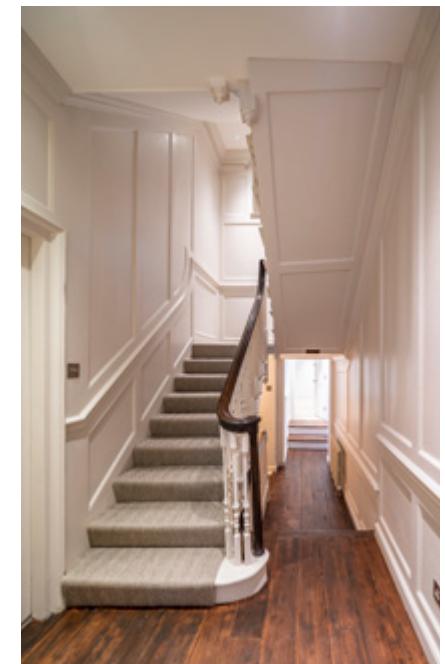
There is a long association between 15 Took's Court and Charles Dickens (pictured) who used Took's Court (which he re-named Cook's Court) as the place of residence of a law stationer named Mr. Snagsby in his novel Bleak House. Dickens also based the character of Ebenezer Scrooge on his neighbour at the time.



## The Building

15 Took's Court is an attractive early Georgian building, with a façade of high quality brickwork featuring ionic pilasters at the flanks, rising the full height of the building, also featuring an historic timber door-surround with dentil cornice, segmental pediment and a panelled door.

The interior is very well preserved, with the original ornate timber staircase running from the ground to the second floor, an abundance of timber wall paneling and a number of original chimneypieces.



A rare survivor of the type of building which could also be found in many of the better streets in the area. The property is Listed as Grade 2\*.

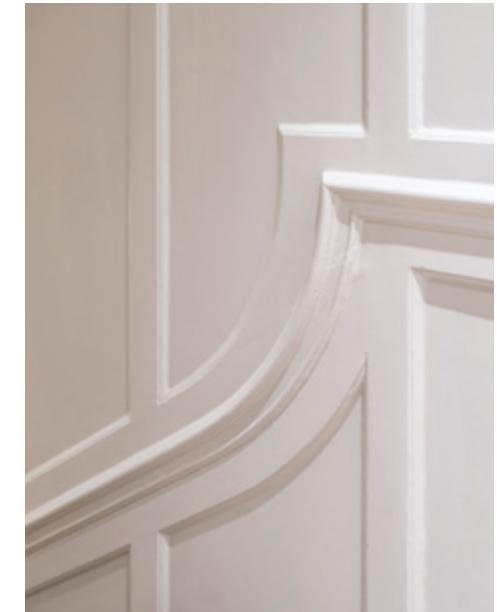
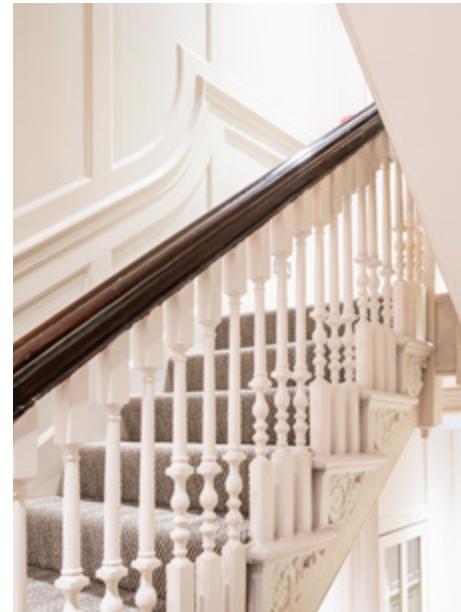
Until the late 1960's the property had been utilised for both office and residential use. In 1970 the modern two-storey extension was added and has since then been used solely as offices.



1st Floor



2nd Floor



## Refurbishment

Now fit for modern  
occupation in the  
21<sup>st</sup> Century

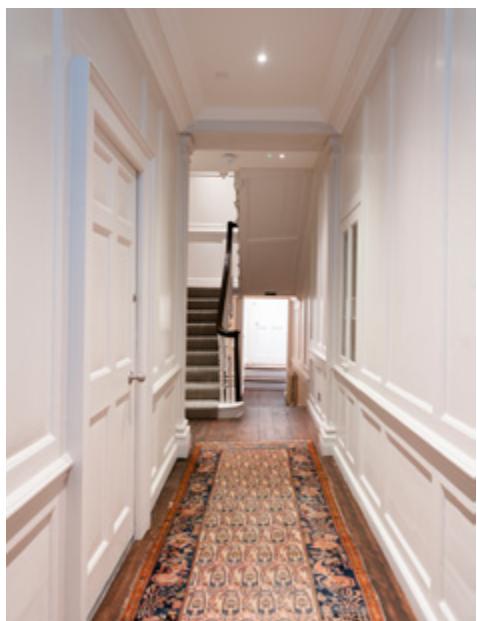
15 Took's Court has recently been the subject of a complete and sympathetic refurbishment. All original features have been retained and enhanced whilst adding facets of modern office standards to create a fine balance between aesthetics and practicality. The building can function either as a whole, (basement, ground, 1st, 2nd, 3rd floors) or the 2nd & 3rd floors can be utilised separately from the floors below.



## Original Features

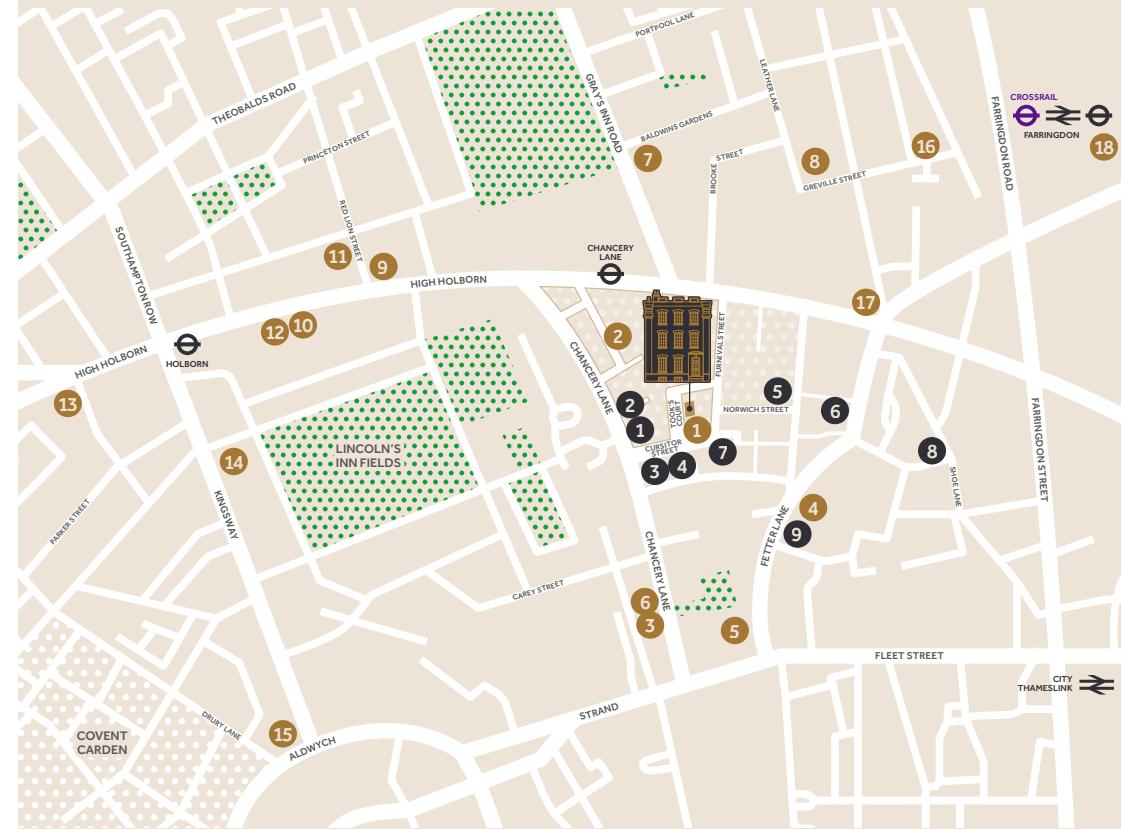
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All original features, including paneling, doors, windows, shutters, stairs and fireplaces, have been retained and refurbished. Where new doors have been required bespoke joinery has been used to match the older Georgian doors. Ironmongery has been replaced to fit in with the original nature of the property. Modern radiators have all been removed and replaced with more sympathetic appliances.



## Location

Located off Chancery Lane, the traditional home of London's legal sector and surrounded by a vibrant mix of wine bars, restaurants and cafés

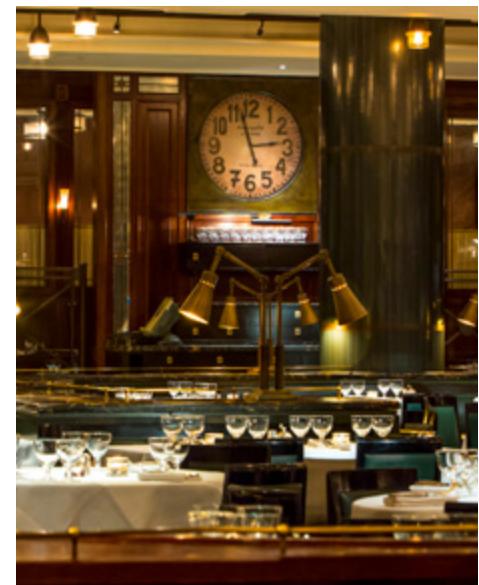


### Amenities

- 1 Vanilla Black
- 2 Taylor Street Baristas
- 3 Cigalon
- 4 Natural Kitchen City
- 5 Clifford's
- 6 Gaucho
- 7 Konditor
- 8 Department of Coffee
- 9 Kimchee
- 10 Holborn Dining Rooms
- 11 Mirror Room
- 12 Rosewood London
- 13 The Hoxton
- 14 Sushi Hirobi
- 15 The Delaunay
- 16 Bleeding Heart Tavern
- 17 Bounce
- 18 The Fence

### Occupiers

- 1 Saatchi & Saatchi
- 2 Leo Burnett London
- 3 CITF
- 4 PepsiCo
- 5 Budweiser Brewing Group
- 6 LEGO Company
- 7 Macfarlanes LLP
- 8 Deloitte
- 9 Taylor Wessing LLP



15 Took's Court is situated on a traffic-free street in London's Midtown, centred between the City and the West End. Located off Chancery Lane, the area is home to a broad cross section of businesses and surrounded by a vibrant mix of wine bars, restaurants and cafés.

Recent years have seen a more diverse mix of financial and media giants locating their headquarters in the area, including Saatchi & Saatchi, Google, LinkedIn and Goldman Sachs.

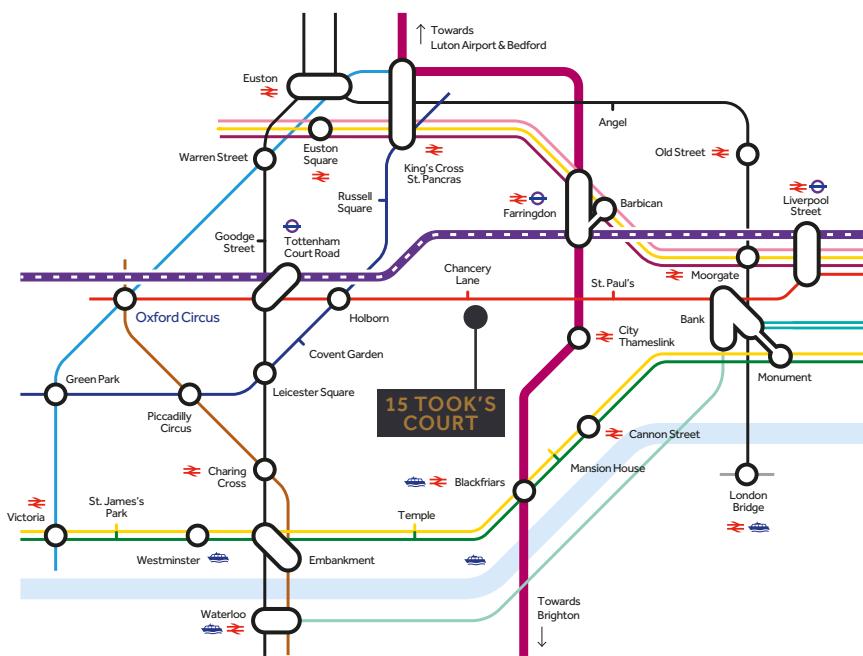
At just five minutes walk away, enjoy the green open spaces of Lincoln's Inn Fields, London's largest public square, and the home of the Sir John Soane's Museum.

The home of London's exciting jewellery quarter at Hatton Garden is just four minutes away.

# Connectivity

15 Took's Court is located less than 300m from Chancery Lane underground station with access to the Central line. With the expected opening of the Elizabeth line in 2022, a nine minute walk to Farringdon Station will make the building one of the most easily accessible locations in London.

Farringdon is London's only station where the Underground, Overground, Thameslink and Elizabeth line all connect, offering the chance to travel seamlessly across the capital.



## Journey times

City Thameslink	8 min walk
Farringdon	9 min walk
Holborn	11 min walk
Blackfriars	12 min walk
King's Cross	15 min
Victoria	17 min
Euston	18 min



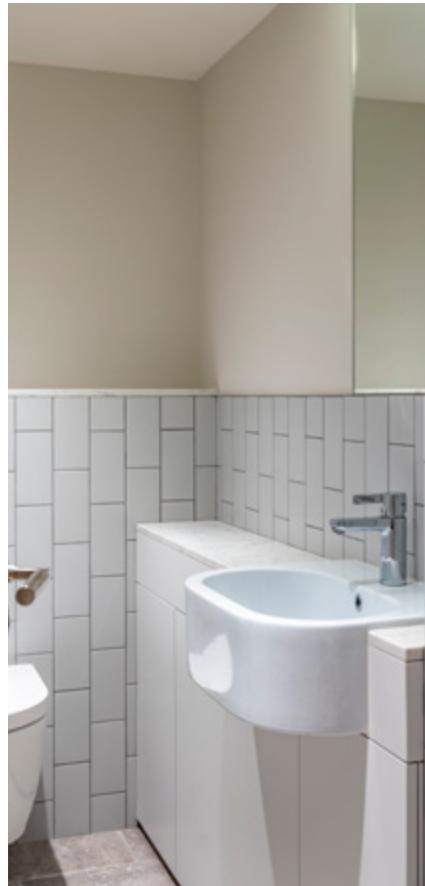
## Elizabeth line connections



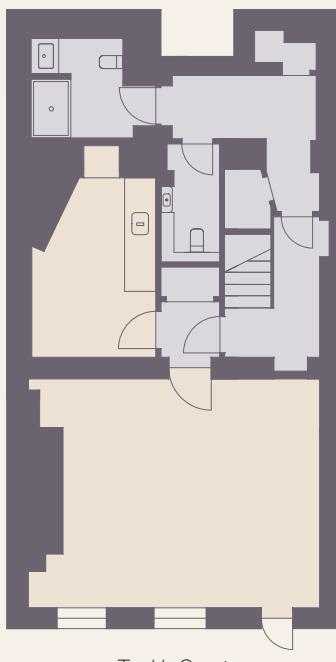
# Specification Summary

- New VRF Air Conditioning
- Cat6 4 pair data cabling
- Underfloor trunking with stainless steel floor boxes
- Discreet LED feature lighting
- Intruder alarm, CCTV cabling and video entry phone
- Modern kitchenettes with bespoke joinery
- Shower room
- High quality WC fixtures from Duravit and Hansgrohe
- High quality Broadloom carpet throughout

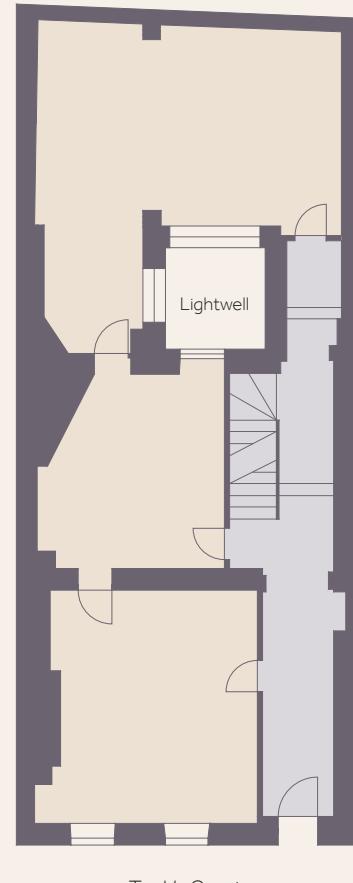
Floor	sq ft NIA	sq m NIA
Third	509	47.3
Second	451	41.9
First	728	67.6
Ground	688	63.9
Lower ground	384	35.6
<b>Total</b>	<b>2,759</b>	<b>256.3</b>



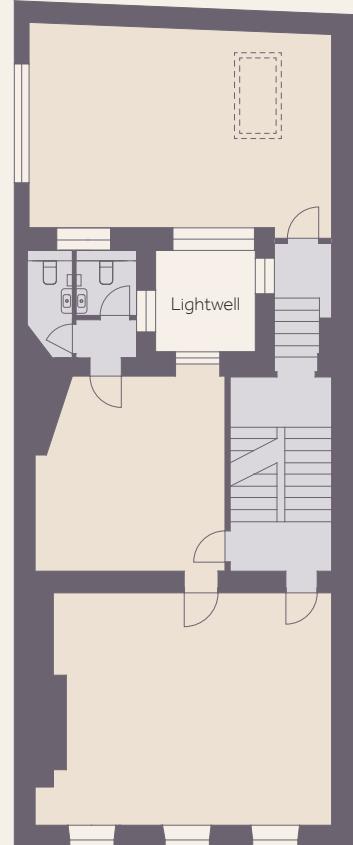
## Floor Plans



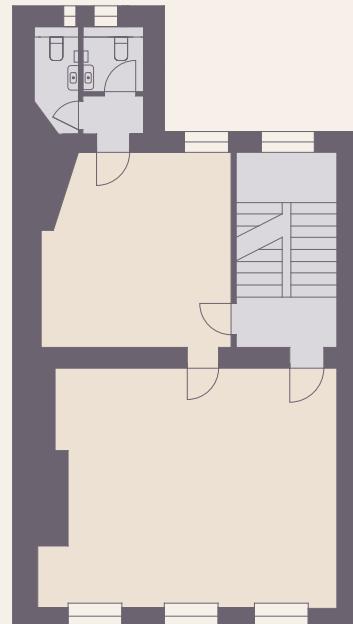
**Lower ground**  
384 sq ft



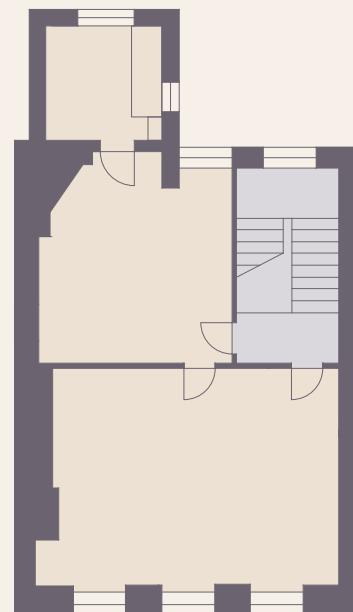
**Ground**  
688 sq ft



**First**  
728 sq ft



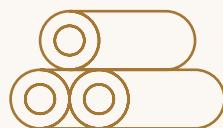
**Second**  
451 sq ft



**Third**  
509 sq ft

Plans not to scale. Indicative size only.

# Specification



## Finishes

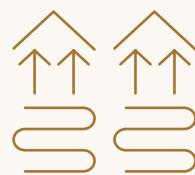
Internal wall colours have been chosen to compliment the historical context and to provide an air of tranquility and unity throughout the building.

Externally the paintwork and iron railings are newly decorated following a Georgian palette.

The floor finish in the offices and upper common parts is from the Unnatural Flooring Company providing a man-made sisal look that is both hardwearing, and cleanable. In the basement, a York stone effect tile has been fitted in the common parts. Forbo high quality vinyl flooring has been fitted in the upper WC's and Kitchenette.

The WC's at basement, 1st and 2nd floors and Shower Room at basement level are newly fitted with high quality fixtures from Duravit and Hansgrohe. The joinery is bespoke and the stone counter tops are Istone Carrara Quartz Resin.

The Kitchenettes are fitted with bespoke joinery and the stone counter tops are Istone Carrara Quartz Resin. Sinks are by Franke and taps are Hansgrohe. The Basement Kitchen is fitted with an integrated refrigerator and integrated dishwasher. Space is provided for in the top Kitchenette for appliances.



## Heating & Cooling

The offices have been fitted with new Fujitsu VRF units for both heating and cooling. Within the panelled rooms on the ground, 1st and 2nd floors the heating and cooling units have been encased in bespoke joinery units blending in seamlessly with the paneling. Each office can be individually controlled. Again the 2nd and 3rd floors can be utilised as its own unit if required.

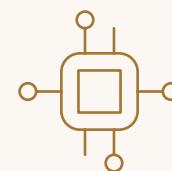
The common parts are heated with new traditional cast iron radiators. WC's are electrically heated with panelled radiators.



## Lighting

New wiring and lighting have been fitted throughout. Office lighting is discretely provided by iGuzzini Laser Blade fittings with decorative pendant lighting fixtures in the style of George Nelson. The common parts are illuminated with recessed fittings by Orluna. Other fittings by Mullan Lighting and IFO Electric.

All electrical accessories for power, data and switching are from Soho Lighting.



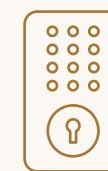
## Technology

The building has been completely rewired with regards to electrics and data ( Cat6 4 pair data cabling). flexibility is achieved by hard wiring to various points allowing for different layouts and numerous outlets for both power and data.

The installation has been designed for the user to configure the system to their own requirements without the need for any hard wiring.

The data installation is served by three data cabinets, one for the incoming services, one serving the basement, ground & 1st floors and another for the 2nd & 3rd floors. The combined 2 & 3rd floors can be used as a separate unit or in combination with the floors below. All data points are for 4 module allowing for a flexibility of data and telecommunications.

TV aerial cables, telephone and internet connections have all been hard wired ready to be connected as required.



## Security

An intruder alarm is provided for use in the common parts, connected to all exit and entrance doors with sensors on each of the stair landings. CCTV cabling has been provided for a camera installation on the ground floor hallway .

Fire Alarm. A state of the art wireless fire alarm system is fitted through the building with sensors in every room. Should a fire be detected anywhere in the building all of the devices will sound for safe and effective evacuation of the whole building.

A video entry phone has been fitted at the front door along with fob reading devices for easy access into the building. Internal monitors can be provided on every floor or by mobile phone via an app. The video entry phone system has recording capability for added security.

All systems provided by Spy Alarms Ltd.



## Professional Team

### Architect

Workshops Architects

### Historic Building Consultant

The Architectural History Practice

## Enquires

**bray  
fox.  
smith**  
LONDON

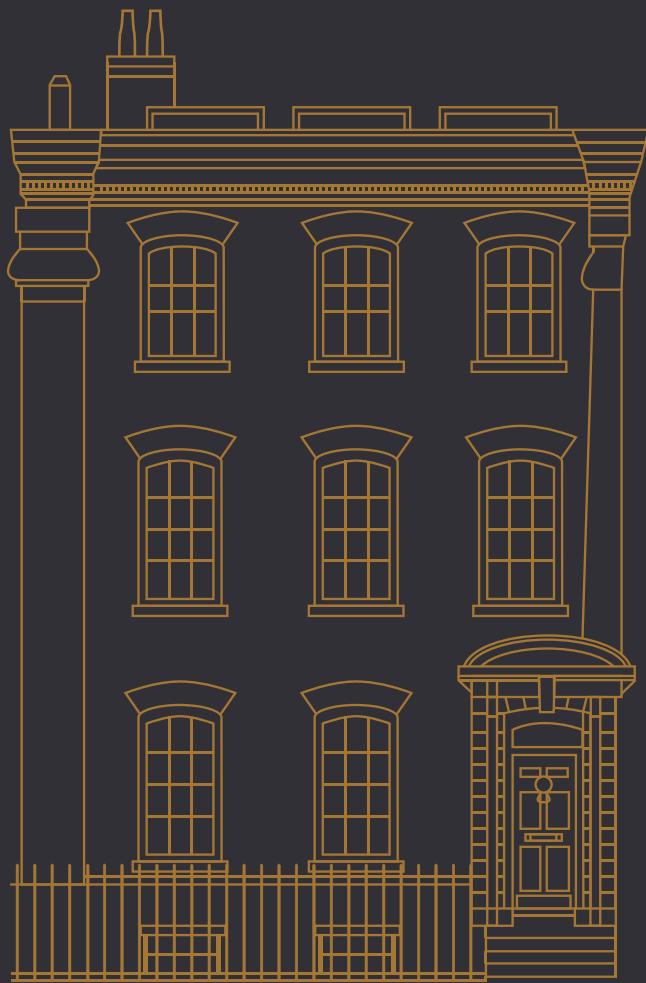
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