

75 FARRINGDON ROAD

LONDON | EC1



EXCEPTIONAL CORNER BUILDING, COMPREHENSIVELY REFURBISHED WITH ARCHITECTURAL-LED DESIGN

75 Farringdon Road is an exceptional corner building, providing 24,632 sq ft of best-in-class workspace.

Each floor is flooded with natural light and boasts carefully considered design creating a highly-desirable working environment.

SPECIFICATION



**FLEXIBLE FLOORPLATES
FLOODED WITH NATURAL LIGHT**



**PLASTER CEILING WITH
PENDANT LED LIGHTING**



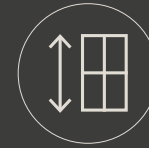
**40 BIKE RACKS
AND LOCKERS**



**PRIVATE TERRACE -
7TH FLOOR**



**EXPOSED VRF AIR
CONDITIONING**



FULL HEIGHT GLAZING



3 SHOWERS



**CEILING HEIGHTS OF
2.9M ON TYPICAL FLOORS**



**3 MIN WALK TO
FARRINGDON STATION**



**FULLY ACCESSIBLE
RAISED FLOORS**



2 X PASSENGER LIFTS



BREEAM - VERY GOOD



ACCOMMODATION

Floor	Sq ft	Sq M	
7	1,728	161	CAT A+
3	3,204	298	CAT A*
2	3,202	298	CAT A+
TOTAL	8,134	757	

* with potential to provide a CAT A+ offering



The building was lovingly refurbished in 2019 to provide high quality Grade A office accommodation.

A new 7th floor with large wrap around terrace and panoramic views of The City was added to the building.

Each floor benefits from direct lift access, full height glazing and a stunning corner aspect.

Independently accessed bike racks, lockers and shower facilities have been installed in the basement.



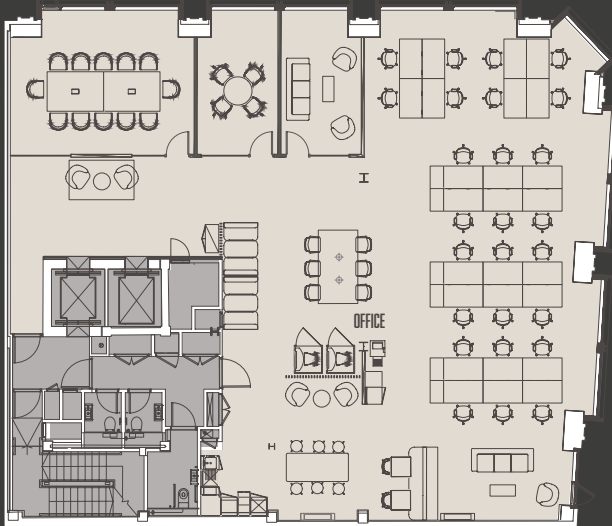
CGI images of the proposed 2nd floor fitout



SECOND FLOOR

OFFICE

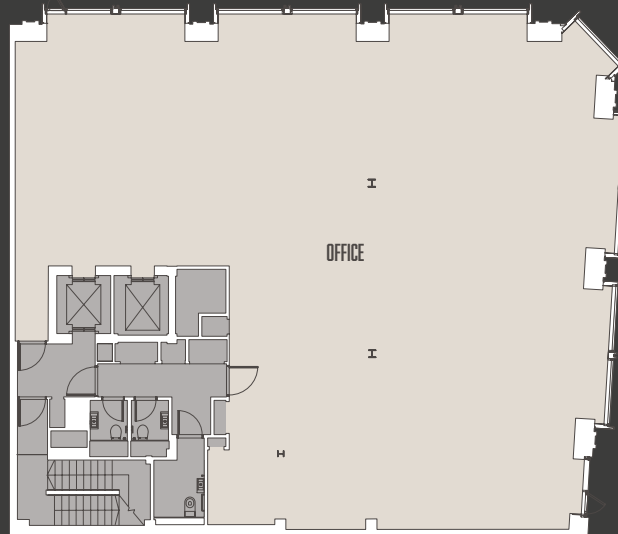
3,202 SQ FT
298 SQ M



THIRD FLOOR

OFFICE

3,204 SQ FT
298 SQ M



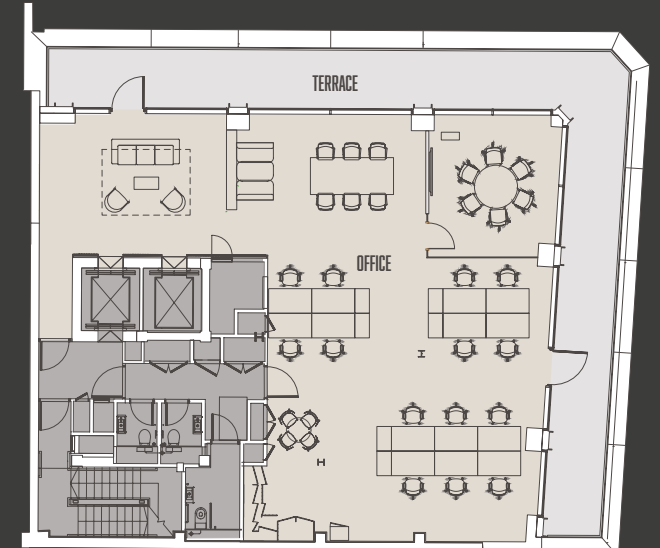
SEVENTH FLOOR

OFFICE

1,728 SQ FT
161 SQ M

TERRACE

680 SQ FT
63 SQ M



Plans not to scale and for indicative purposes only.



CAT A Floor



FARRINGTON

Farringdon has become one of London's most sought after office submarkets. Positioned centrally between The City and West End, Farringdon has attracted major international brands due to its accessibility, unique character and abundance of amenities on offer.

75 Farringdon Road is located within a 3 minute walk of Farringdon Station and benefits from nearby well regarded eateries located on Leather Lane & Exmouth Market which also offer Pubs, Cafe's and Restaurants.



BARS / RESTAURANTS

- 01. BLEEDING HEART
- 02. IBERICA
- 03. BREWDOG
- 04. LUCA
- 05. ST JOHN RESTAURANT
- 06. COIN LAUNDRY BAR
- 07. LA PETITE FERME
- 08. GRANGER & CO
- 09. SESSIONS ARTS CLUB
- 10. CARAVAN

RETAIL / LEISURE

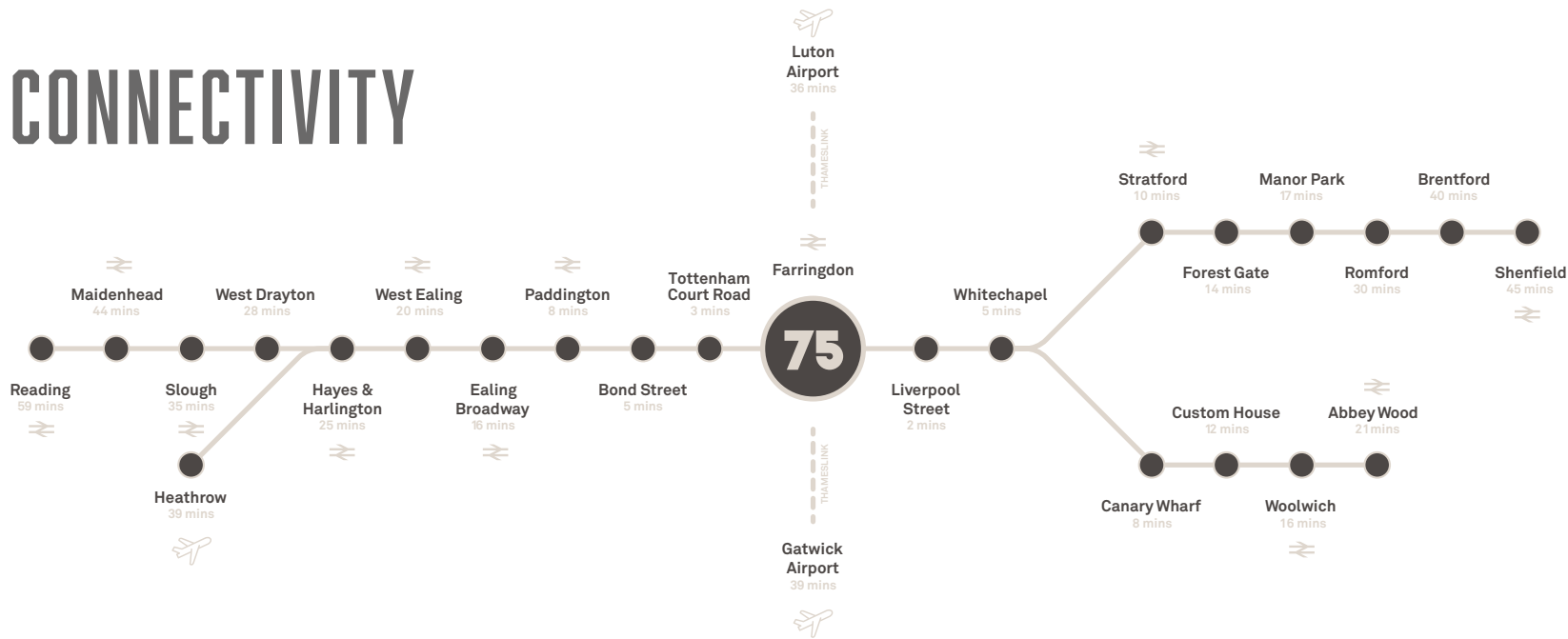
- 01. BOUNCE
- 02. BARBER STREISAND
- 03. PUREGYM
- 04. TEN HEALTH & FITNESS
- 05. PIANOWORKS
- 06. THE POSTAL MUSEUM
- 07. EXMOUTH MARKET
- 08. URBAN GOLF
- 09. THE ZETTER
- 10. MARRABLE'S

OCCUPIERS

- 01. ADIDAS
- 02. LINKEDIN
- 03. UNILEVER
- 04. KARMARAMA
- 05. KURT GEIGER
- 06. ALEXANDER MCQUEEN
- 07. AKQA
- 08. PENTLAND BRANDS
- 09. SAINSBURYS
- 10. TIKTOK



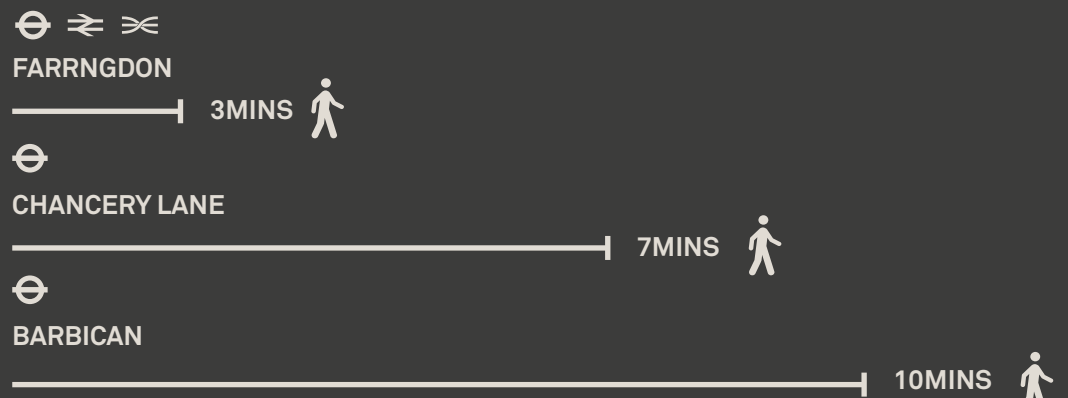
CONNECTIVITY



FARRINGDON IS REGARDED AS ONE OF LONDON'S MAJOR TRANSPORT HUBS PROVIDING EASY CONNECTIVITY TO ALL CORNERS OF LONDON AND ITS 5 AIRPORTS.



With the latest introduction of the Elizabeth line, adding to the already impressive connections served by the Circle, Hammersmith & City Lines as well as Thameslink, Farringdon now enables connectivity to The City and West End within 3 minutes.



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