

**16 KIRBY  
STREET**  
FARRINGTON • EC1

[16kirbystreet.co.uk](http://16kirbystreet.co.uk)

# NEWLY REFURBISHED SUSTAINABLE OFFICE SPACE WITH AN EXTERNAL TERRACE IN A REIMAGINED BOUTIQUE BUILDING, ON ONE OF FARRINGDON'S MOST SOUGHT-AFTER STREETS



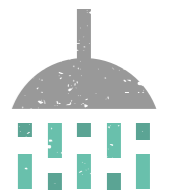
Exclusive private  
outdoor terrace



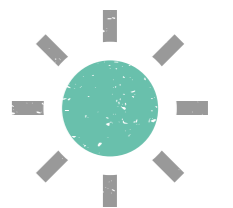
Highly efficient  
all-electric  
building EPC A



Street level  
access cycle  
storage facilities



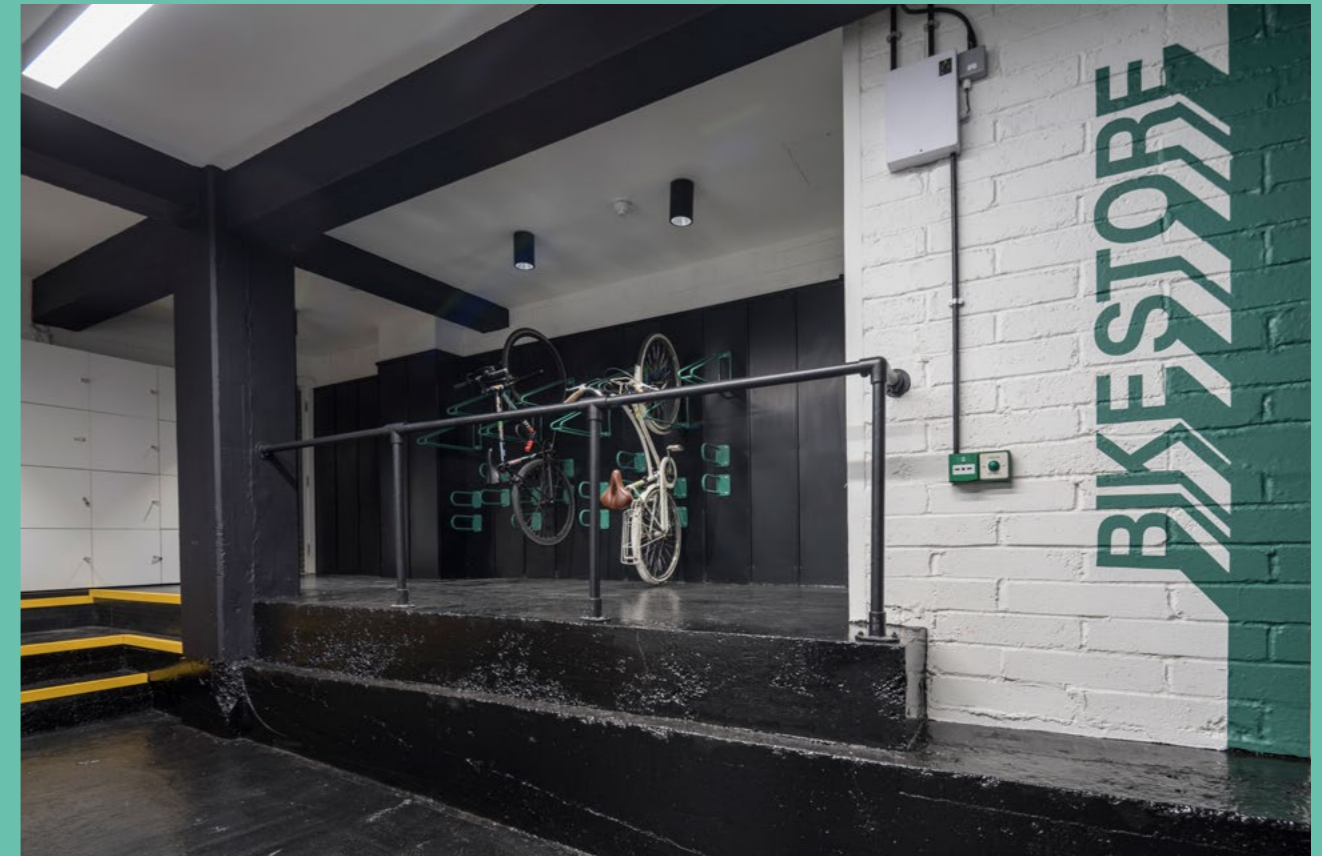
Tenants' private  
on floor showers  
& WCs



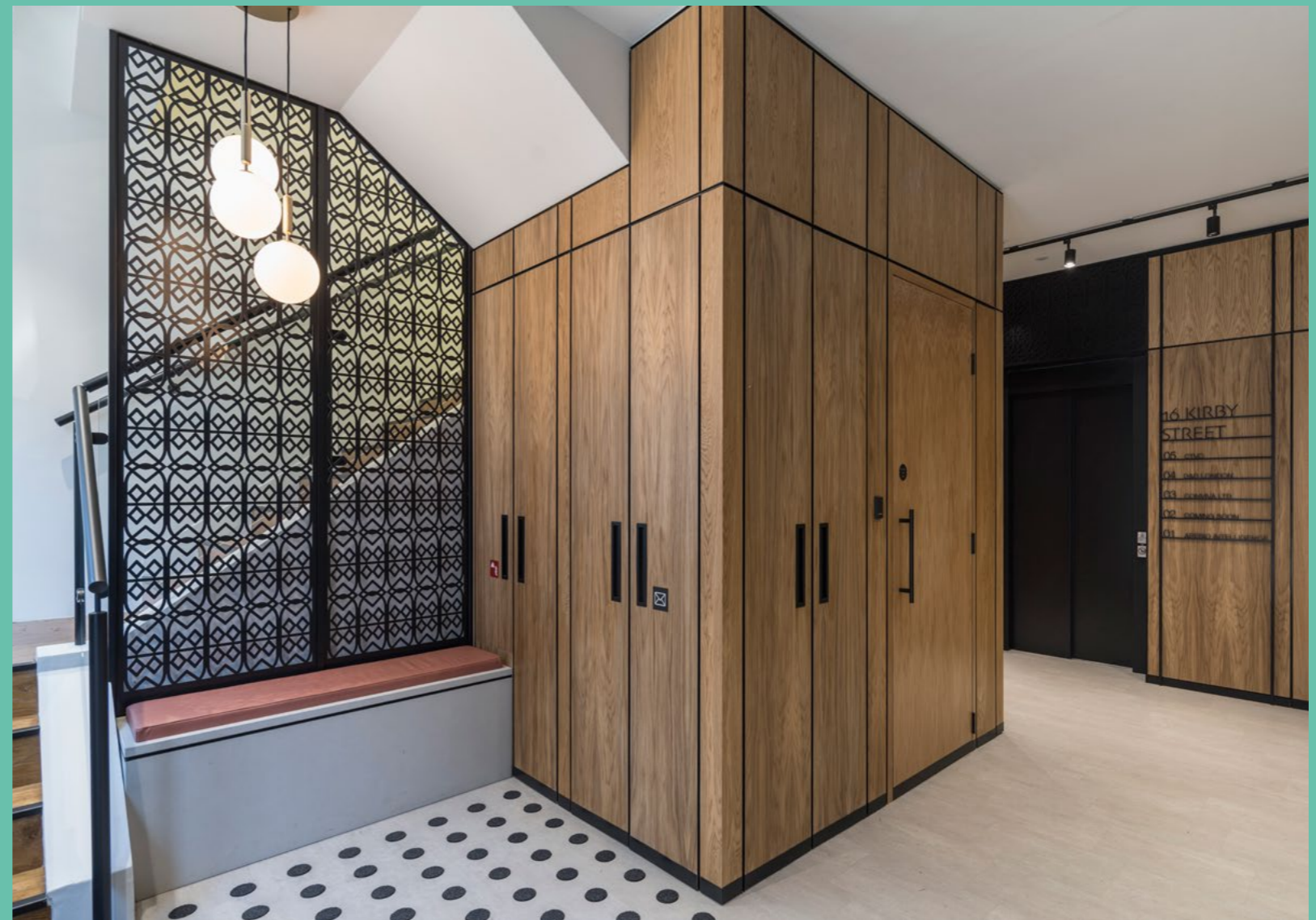
Outstanding  
levels of on-floor  
natural light



› Breakout area



^ Bike store



◀ Reception

# COMPREHENSIVELY REFURBISHED OFFICE SPACE

- Meeting rooms
- Breakout space



- New WCs
- Private terrace



# PLUG AND PLAY WORKSPACE

## AVAILABILITY

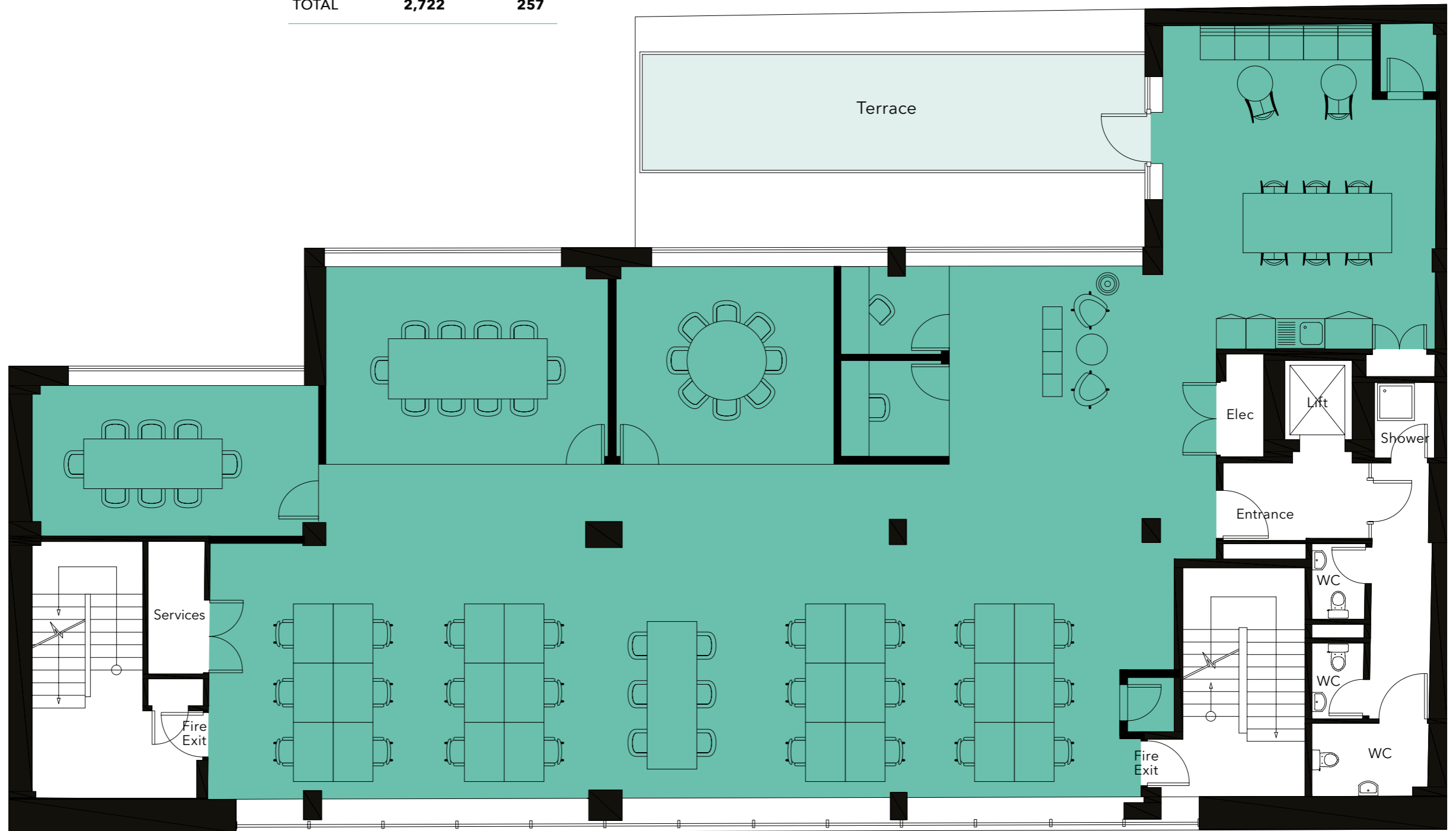
LEVEL	SQ FT	TERRACE SQ FT
5	LET	308
4	LET	171
3	LET	-
<b>2</b>	<b>2,722</b>	<b>257</b>
1	LET	400
<b>TOTAL</b>	<b>2,722</b>	<b>257</b>

**16 KIRBY STREET** is a 6-storey office building in the heart of vibrant Farringdon. The building is an ideal match for a range of occupiers looking to be in a highly sought after hub for technology, design and creative industries.

Moments from Farringdon Station, the building benefits from unrivalled transport connectivity across Central London and beyond.

## LEVEL 2

- 24 workstations
- 6 hot desks
- 2 x 8 person meeting rooms
- 1 x 10 person boardroom
- 2 zoom rooms
- Breakout area
- Fully fitted kitchen
- Comms area
- Private terrace



← Z

Indicative floor plan

# AMENITIES



BRAND NEW  
PLUG & PLAY SPACE



TELCOM  
FIBRE INTERNET



NEW LED  
LIGHTING



UNDERFLOOR AIR  
CONDITIONING



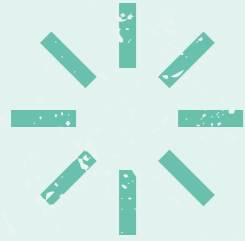
DEMISED  
KITCHEN



PRIVATE TERRACE  
ON LEVEL 2



WCs AND SHOWER  
ON FLOOR



FANTASTIC NATURAL DAYLIGHT  
WITH WINDOWS ON BOTH SIDES



FARRINGDON STATION  
4 MINS WALK



NEW EXTERNAL  
FACADE



NEW RECEPTION



BICYCLE STORAGE  
AND LOCKERS



PASSENGER LIFT



24/7 ACCESS

## LEVEL 2



**EPC RATING A**  
FULLY ELECTRIC  
BUILDING ENERGY FROM  
RENEWABLE SOURCES



Indicative CGI



# A VIBRANT CREATIVE LOCAL COMMUNITY

# FLOURISHING LOCALLY

Encompassing Farringdon, Clerkenwell and Smithfield, EC1 is packed with history and is the epicentre of London's emerging tech district.

16 Kirby Street is just 300 metres from Farringdon Station in the heart of this fast evolving neighbourhood. Occupiers can enjoy vibrant culture and lifestyle on their doorstep as well as multiple rapid transport options.

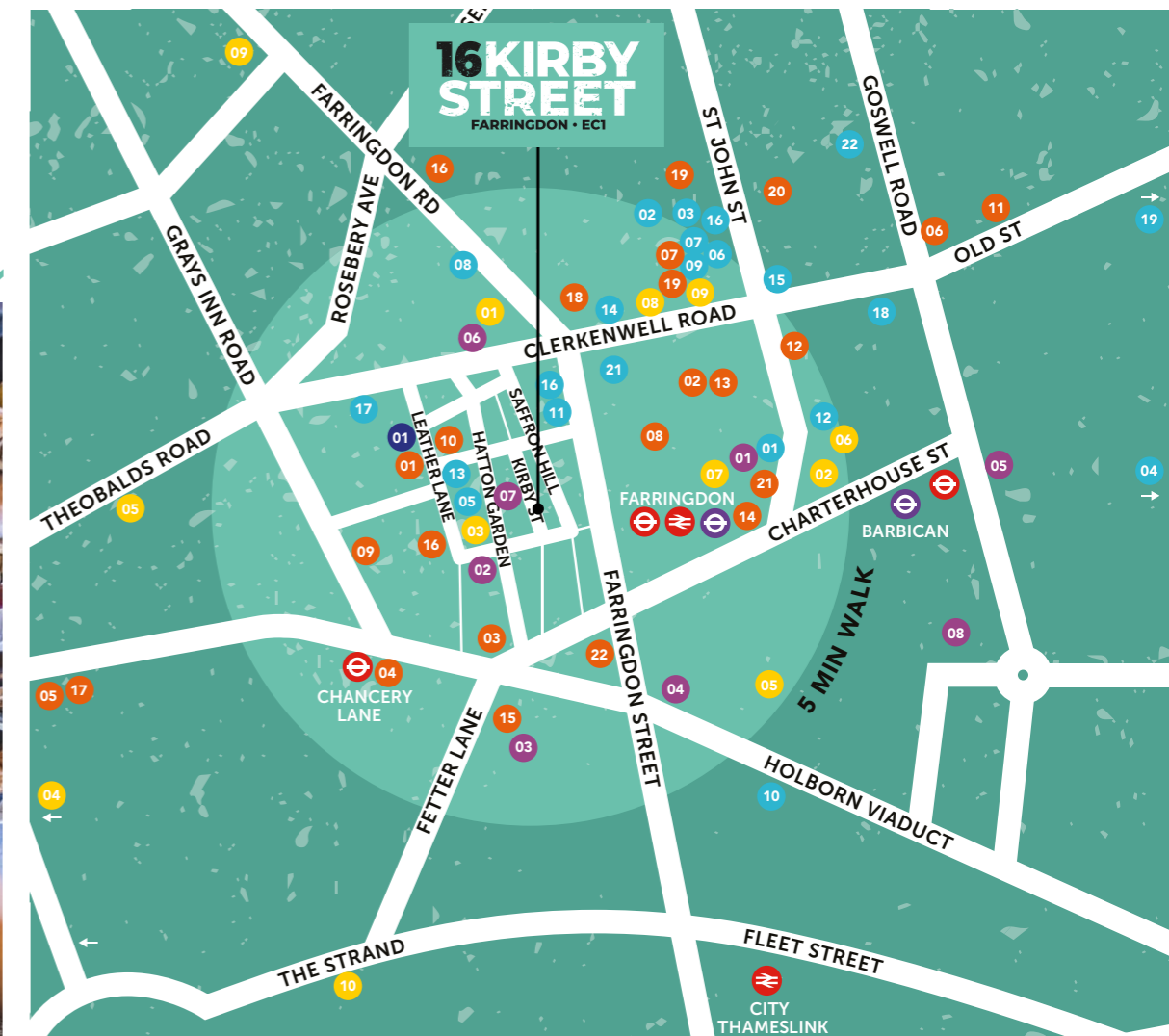
Nearby Hatton Gardens and Leather Lane have a range of eateries, hotels, a weekday market, hotels and gyms. Clerkenwell is thriving urban hub with bars, restaurants and extensive local amenities, and Smithfield will soon be the Museum of London's new location.

The Barbican Centre is less than a mile away and hosts classical and contemporary music concerts, theatre performances, film screenings and art exhibitions. It also houses a library, three restaurants, and a tropical conservatory.



Ibérica ↘

16 KIRBY STREET • FARRINGDON • LONDON • EC1N 8TS



↗ Bench

↖ Attendant Coffee Roasters

## LOCAL OCCUPIERS

- 01 Adobe
- 02 Adidas
- 03 Airbnb
- 04 Amazon
- 05 AKQA
- 06 Alexander McQueen
- 07 Deloitte Digital
- 08 Farfetch
- 09 Hill + Knowlton
- 10 Justeat
- 11 LinkedIn
- 12 Live Nation
- 13 Moonpig
- 14 Penoyre & Prasad
- 15 Publicis Sapient
- 16 Snapchat
- 17 Steelcase
- 18 Tiktok
- 19 Warner
- 20 Unilever Plc
- 21 Vitra
- 22 Zaha Hadid

## BARS RESTAURANTS

- 01 Attendant Coffee Roasters
- 02 Bench
- 03 Bounce
- 04 Caffè Vergnano
- 05 Fabrique
- 06 Fare
- 07 Granger & Co
- 08 Ibérica
- 09 Konditor
- 10 KIN
- 11 Look mum no hands!
- 12 Luca
- 13 Oriole Bar
- 14 Paul
- 15 Pizza Express
- 16 The Quality Chop House
- 17 Scarfes
- 18 The Green
- 19 The Sekforde
- 20 The Slaughtered Lamb
- 21 Vinoteca
- 22 Vivat Bacchus

## MARKET

- 01 Leather Lane Market

## HOTELS

- 01 The Coach
- 02 Fox & Anchor
- 03 Hatton Garden Hotel
- 04 Middle Eight
- 05 Premier Inn
- 06 Malmaison
- 07 The Rookery
- 08 YOTEL
- 09 The Zetter Townhouse
- 10 The Z Hotel

## FITNESS

- 01 F45 Training
- 02 Gymbox
- 03 The Gym Group
- 04 MOB45
- 05 Nuffield Health
- 06 PureGym
- 07 Ten Health & Fitness
- 08 Virgin Active



# LONDON'S BEST CONNECTIONS

With the opening of the Elizabeth Line, Farringdon Station, which is just a 4 minute walk from the building, is now one of London's most important and well-connected transport hubs, offering multiple Underground lines and a National Rail service.

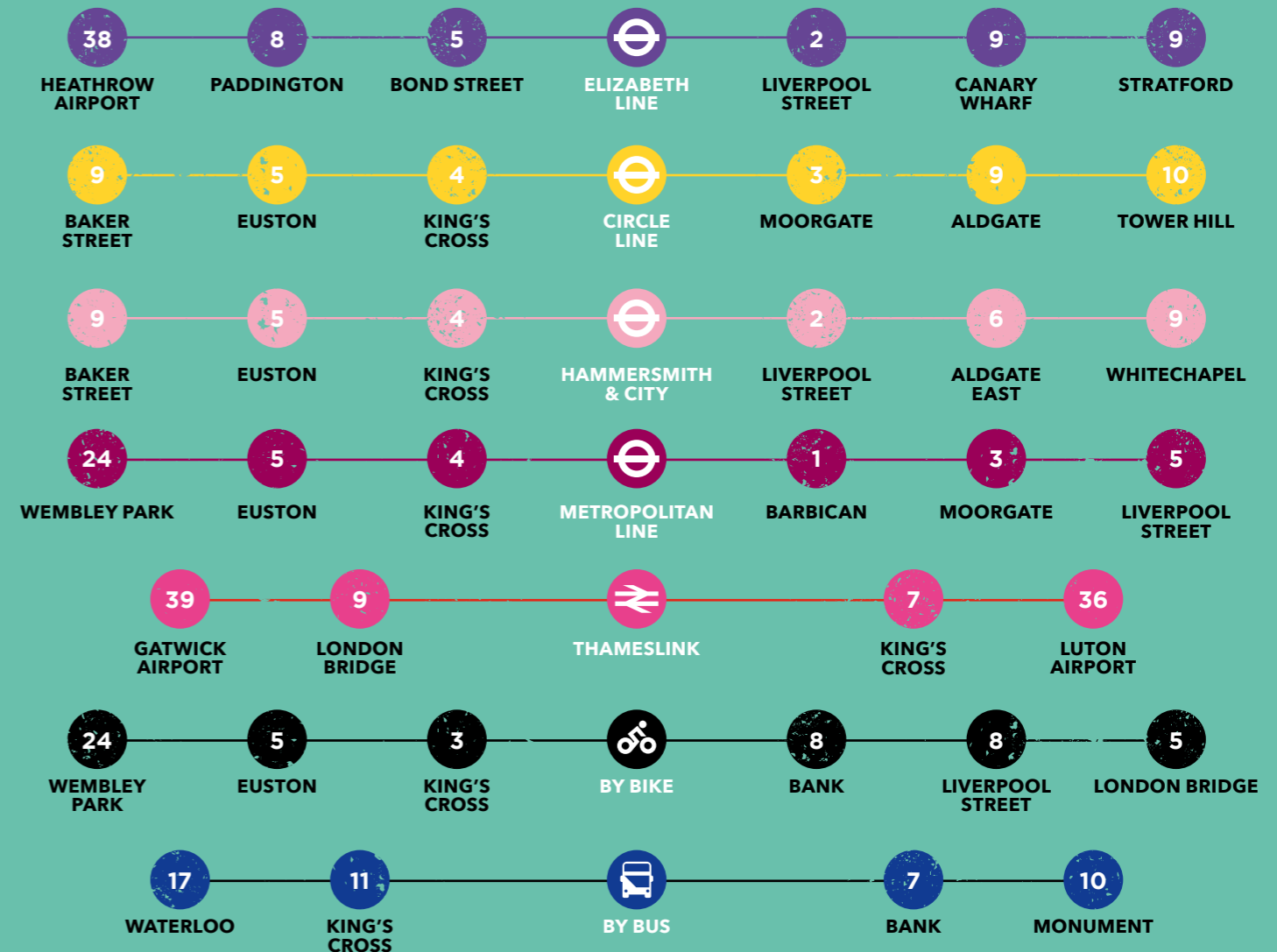
As well as providing direct access to three London airports, it is the only station where The Elizabeth Line (east-west) intersects with Thameslink (north-south) meaning optimal and fast connectivity serving the capital and beyond.

There are local cycle routes and frequent bus services from Farringdon Station on 6 routes.



↑ Farringdon Station & Elizabeth Line

## TRAVELLING TO / FROM FARRINGDON



# Suskind.

**RONI ROSENBERG**

07702 643 317

[roni@suskind.london](mailto:roni@suskind.london)

**ASHLEY GOODMAN**

07973 184 329

[ashley@suskind.london](mailto:ashley@suskind.london)

[www.suskind.london](http://www.suskind.london)



**KATIE SOMMER**

07703 608 316

[katie.sommer@jll.com](mailto:katie.sommer@jll.com)

**HONOR DUNNING**

07999 139 511

[honor.dunning@eu.jll.com](mailto:honor.dunning@eu.jll.com)

[www.jll.co.uk](http://www.jll.co.uk)



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