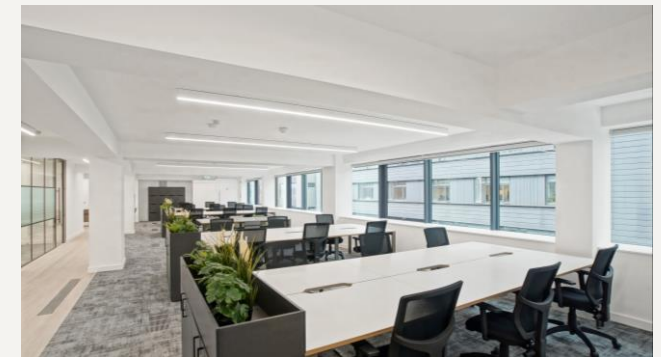
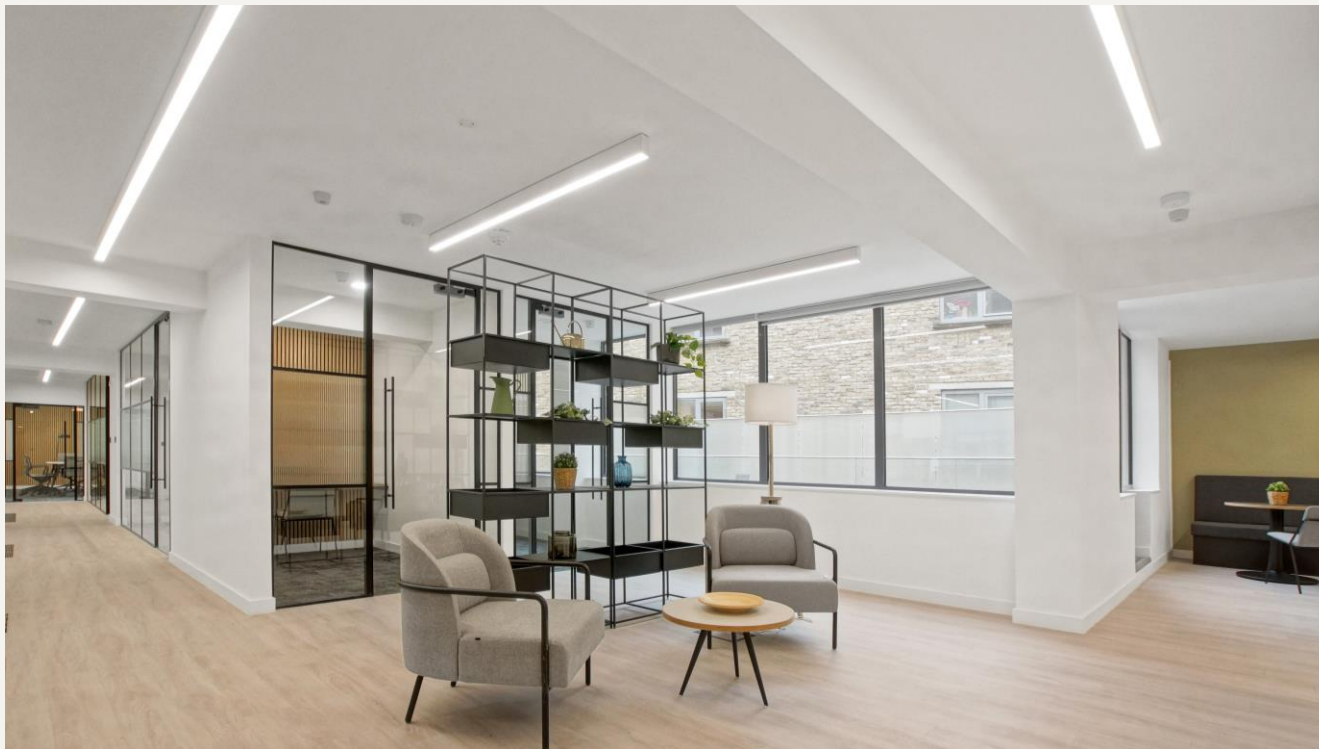


A modern office interior featuring several long white conference tables with black chairs. Large windows with blue frames line the walls, providing natural light. The room is furnished with dark grey planters containing green plants. The ceiling has recessed lighting. A hallway with a light-colored carpet is visible on the right side of the image.

Susskind.

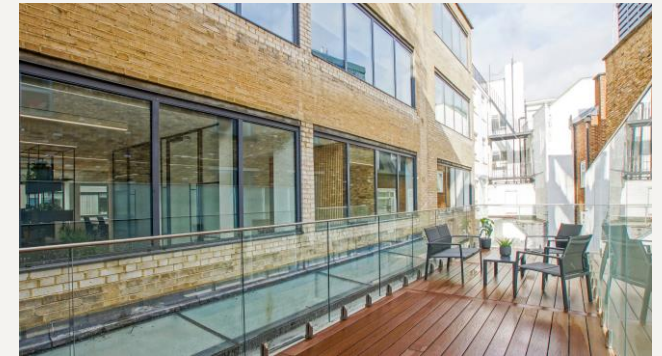
16 Kirby Street EC1

16 Kirby Street is a newly refurbished workspace building less than a 5-minute walk from Farringdon Station. Seamlessly blending design with functionality, the brand-new 2nd floor offers 24-30 desks, 3 crittall style meeting rooms, 2 call booths, kitchen and breakout, and a private terrace.



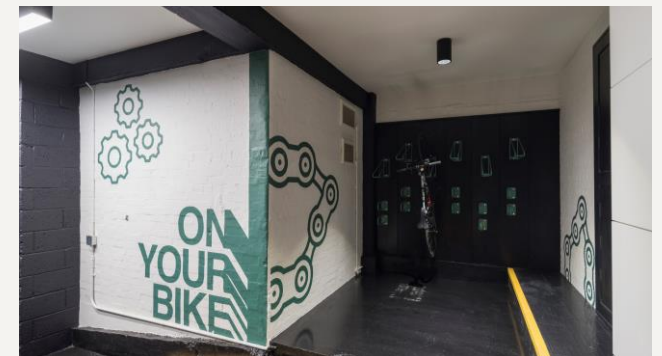
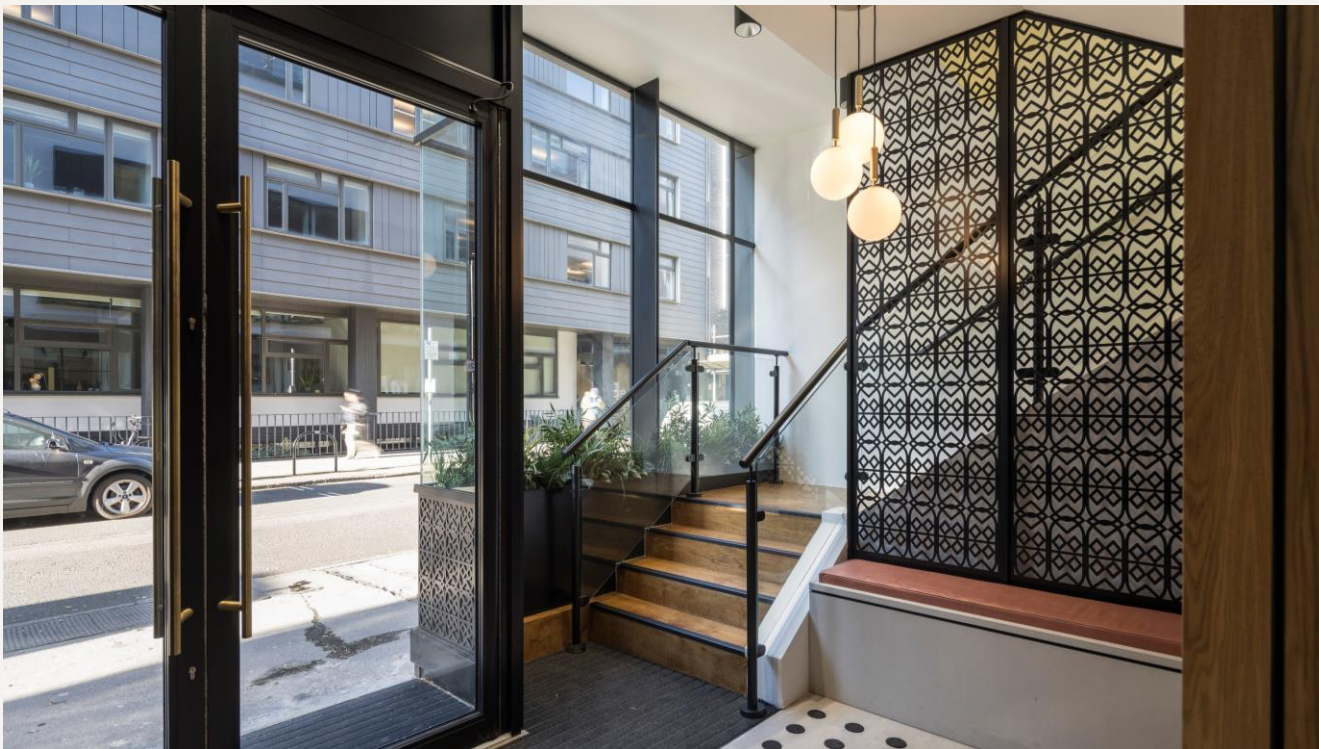
The workspace is equipped with new LED lighting, under-floor air-conditioning and has recently scored an EPC a rating.

Farringdon ensures easy access to public transportation, trendy eateries and cultural attractions, making 16 Kirby Street a prime destination for businesses seeking a perfect blend of style, functionality and convenience.



The Ground Floor reception has been comprehensively redesigned to provide a modern, client-facing entrance to the building.

Additionally, tenants will benefit from secure on-site cycle storage and loading facilities.



16 Kirby Street EC1

Summary

Newly refurbished and fully fitted office with private terrace for rent in the heart of Farringdon

Features

- CAT A+ refurbishment
- Excellent natural daylight benefitting from dual aspect
- Private terrace
- Underfloor air conditioning
- Accessible raised floor
- Glazed partitioning meeting rooms
- Demised kitchenette
- WCs and showers
- Bicycle storage
- Passenger lift
- 24/7 access
- Suspended LED lighting

Transport

- Farringdon
- Chancery Lane

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

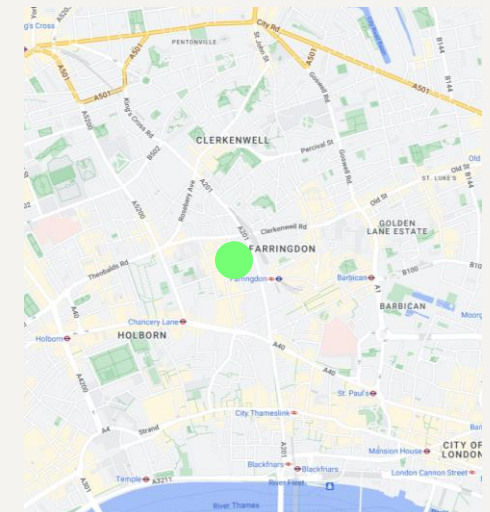
The building has an EPC 'B' rating.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Second	2,722	£69.5	£8.50	£21.00	£22,456.50	Available
Third	Let	Let	Let	Let	Let	Let
Fifth	Let	Let	Let	Let	Let	Let
Total	2,722	£69.50	£8.50	£21.00	£22,456.50	

*Interested parties should make enquiries with the local authority.

Map



16 Kirby Street EC1

Viewing via sole agents

For further information and inspections please contact sole agents:

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Subject to contract

Misrepresentation Act – These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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16 KIRBY STREET

FOLD 7

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