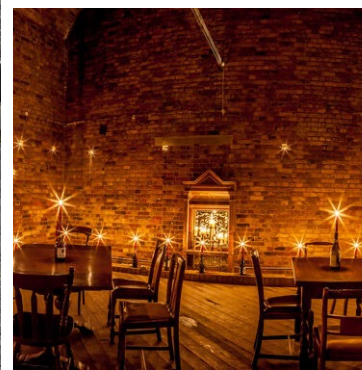


# 1 Giltspur Street Farringdon EC1

Fully Fitted Private Managed Office Space  
3,296 sq ft to 23,805 sq ft



# 1 Giltspur Street Farringdon EC1



	<b>St Paul's</b>	 6 min
	<b>Barbican</b>	 6 min
	<b>Farringdon</b>	 7 min
	<b>City Thameslink</b>	 7 min
	<b>Chancery Lane</b>	 11 min

# 1 Giltspur Street Farringdon EC1

This grand Grade II listed building offers quiet private offices, shared space and stylish meeting rooms in an ultra-connected location. Located between the City and West End and soon to be a major station on the Elizabeth line, Farringdon is the place to be.



**Fully Fitted  
Customisable  
Offices**



**Air  
Conditioning**



**Metal Tile  
Suspended  
Ceilings**



**LED  
Lighting**



**2 x  
Passenger Lifts**



**Fully  
Cabled**



**High Speed  
Internet**



**Club  
Lounge**



**Bookable  
Meeting Rooms**



**Bike  
Racks**



**Showers**



**24/7 Access**



**On-Site  
Security**



**Kitchen  
Facilities**



**Local IT  
Support**



**Outdoor  
Garden Space**



**Accessible  
Facilities**

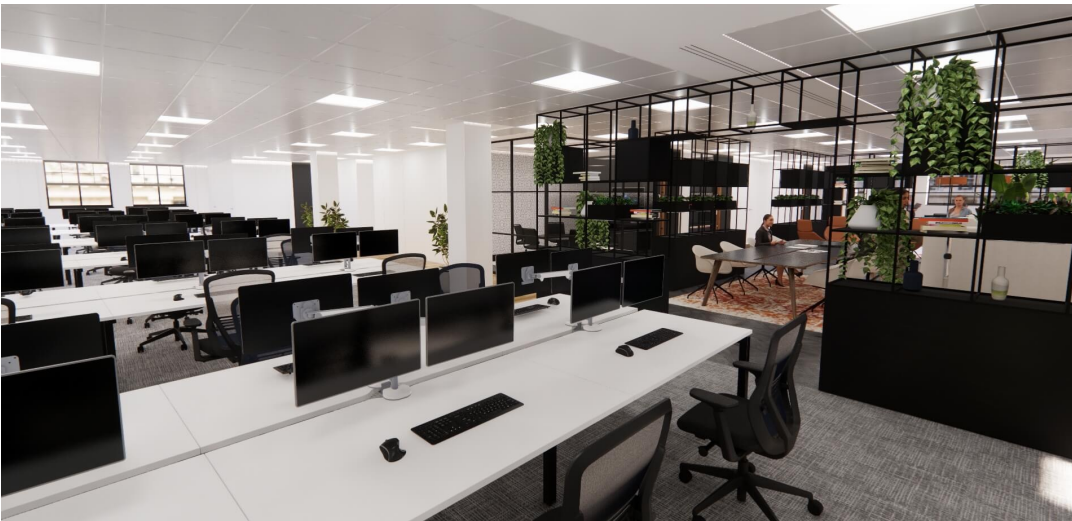


# 1 Giltspur Street Farringdon EC1

We can provide entire private self-contained plug and play office floors with a floor layout, design and branding tailored to your business needs.

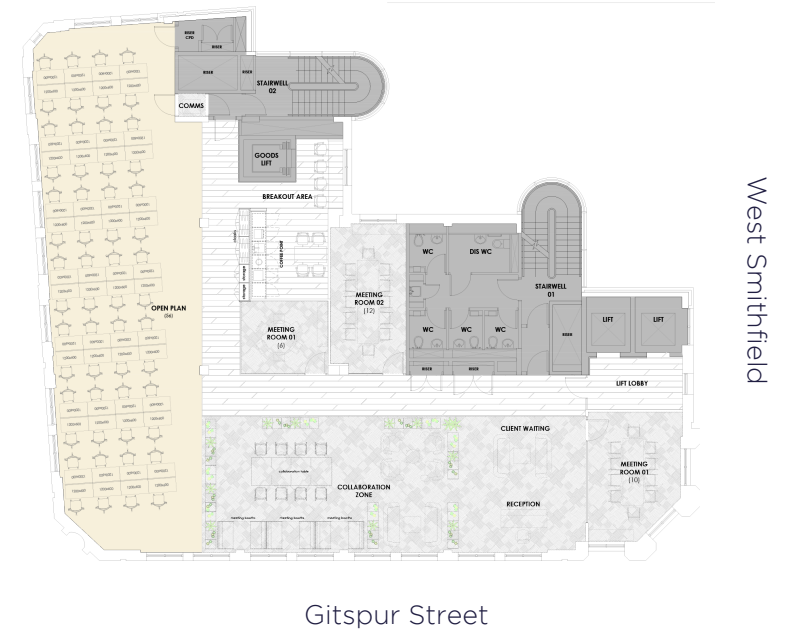
## Floor Areas & Pricing Summary

	Sq Ft	Sq M	Price PSF	PCM (All Inclusive)
Level 4	4,028	374	From £170	£57,000
Level 3	4,168	387	From £170	£59,000
Level 2	4,179	388	From £165	£57,000
Level 1	4,138	384	From £160	£55,000
Ground Floor	3,996	371	From £155	£52,000
Lower Ground	3,296	306	From £150	£41,200
<b>Total (NIA)</b>	<b>23,805</b>	<b>2,210</b>		



## Indicative Layout - First Floor

The space can be configured to occupier requirements.



### Open Plan Workstations

**34**

12 Person Meeting Room	1
10 Person Meeting Room	1
6 Person Meeting Room	1
Dedicated Reception & Client Waiting	1
Collaboration Zone	1
Breakout Space	1
Coffee Point	1
Comms Room	1

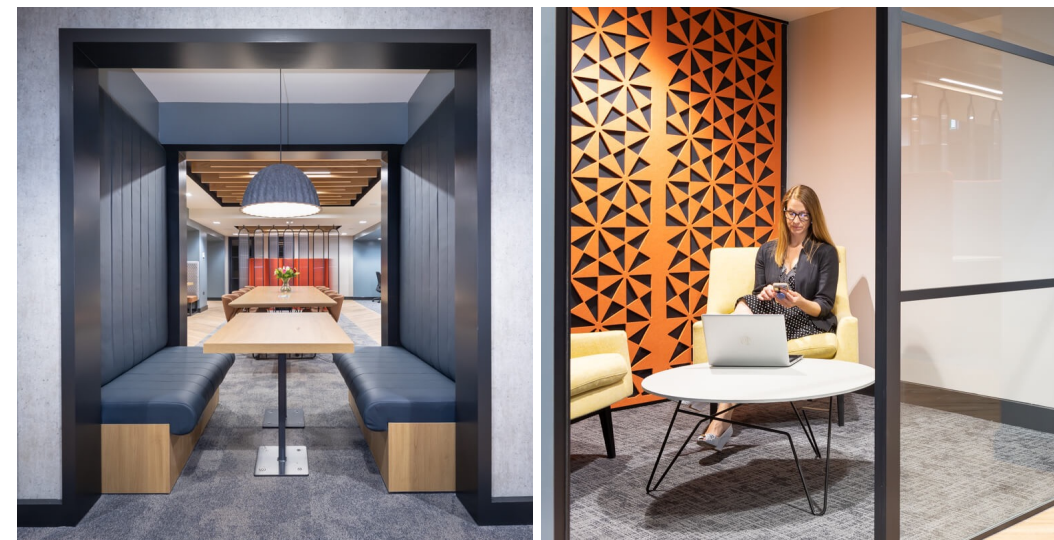
# 1 Giltspur Street Farringdon EC1

## Flexible private workspace for dynamic businesses

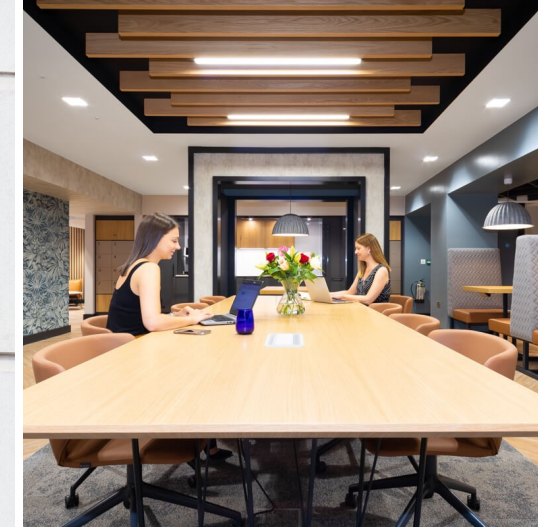
- Fully managed plug and play hybrid office space
- Flexible contract (minimum 12 month term)
- No upfront capital expenditure
- No rigid long-term leasing commitments
- Easy to scale workspace as required
- Bespoke office design and fit-out tailored to your needs
- Move in within 6-8 weeks

## Cost-effective, plug and play private premium workspace with everything included in one monthly fee

- Rent, business rates, service charge
- Building utilities: water, electricity, heating and air conditioning
- Fibre line (primary + back-up)
- All basic workplace furniture as standard
- Unlimited access to club lounge (co-working space) at 25 buildings across the UK (including 17 offices in London)
- Digital access control and 24/7 on-site security
- COVID-19 health & safety procedures and safety certified
- Daily and overnight cleaning
- Post handling
- Bike parking, lockers, showers and changing areas



# 1 Giltspur Street Farringdon EC1



**Viewings are strictly by appointment.**  
For further information contact the agents.

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07938 378982  
chinvest@lsh.co.uk

**Lambert  
Smith  
Hampton**

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