

8-10 BACK HILL / FARRINGDON EC1R 5EN



# HERBAL HOUSE

HIGH QUALITY FULLY FITTED  
STUNNING WORKSPACE





# ICONIC FARRINGDON LANDMARK



RECEPTION / WELCOME AREA



GROUND & UPPER GROUND FLOORS



BESPOKE  
INDUSTRIAL  
FINISHES



PRIME  
FARRINGDON  
LOCATION

## HERBAL HOUSE CELEBRATES ITS INDUSTRIAL PAST, WITH CREATIVE AND CONTEMPORARY WORKSPACE FOR TODAY.

Originally built in 1928 to house the Daily Mirror Printworks, Herbal House now provides premium industrial-style, fully fitted offices – with 17,254 sq ft currently available on the ground and upper ground floors.

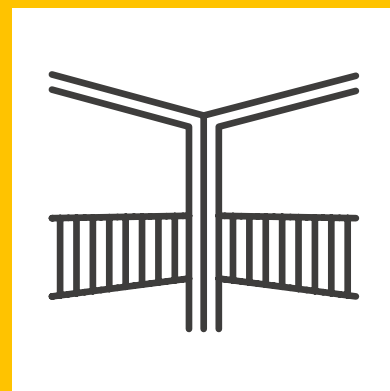


# INDUSTRIAL STYLE WITH CHARACTER

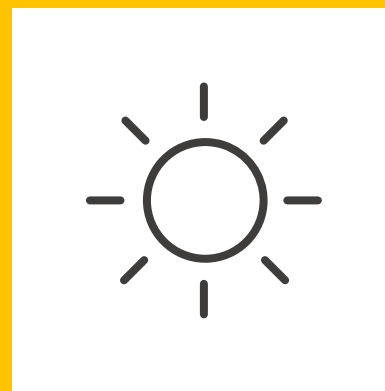


UPPER GROUND FLOOR OFFICE

## SUMMARY SPECIFICATION



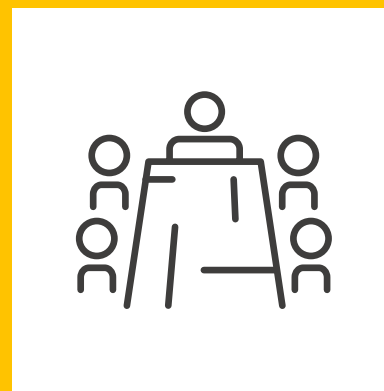
LARGE CENTRAL  
FEATURE ATRIUM



SUPERB NATURAL  
LIGHT THROUGHOUT



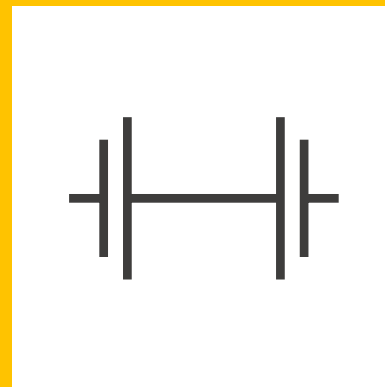
EXTENSIVE COMMUNAL  
BREAKOUT AREAS



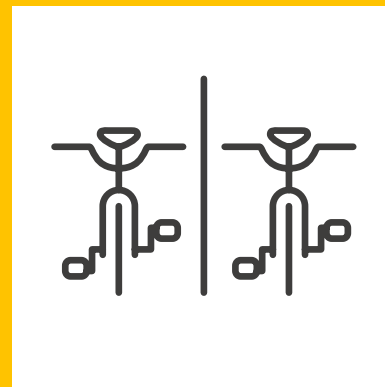
MEETING ROOMS  
AT BASEMENT LEVEL



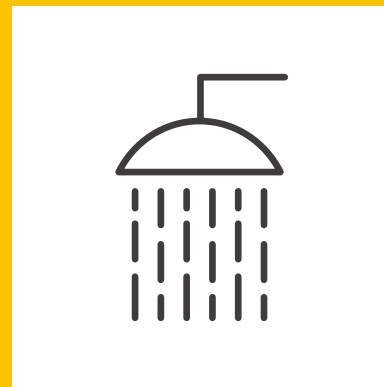
MANNED RECEPTION  
& SECURITY



GYM



BIKE STORAGE  
& LOCKERS



SHOWER &  
CHANGING FACILITIES



GROUND FLOOR OFFICE



# OPEN-PLAN SPACE TO CREATE



GROUND & UPPER GROUND FLOORS



UPPER GROUND FLOOR OFFICE



UPPER GROUND FLOOR BOARDROOM

**THE UNIQUE SPACE AT HERBAL HOUSE ON GROUND AND UPPER GROUND LEVELS CATER FOR COLLABORATIVE OPEN-PLAN WORKING.**

The basement level features a large shared communal space for town halls, a variety of break out areas, extra meeting rooms, a gym and a large kitchen.

The end of journey facilities are well appointed and provide easy access for the morning commute.



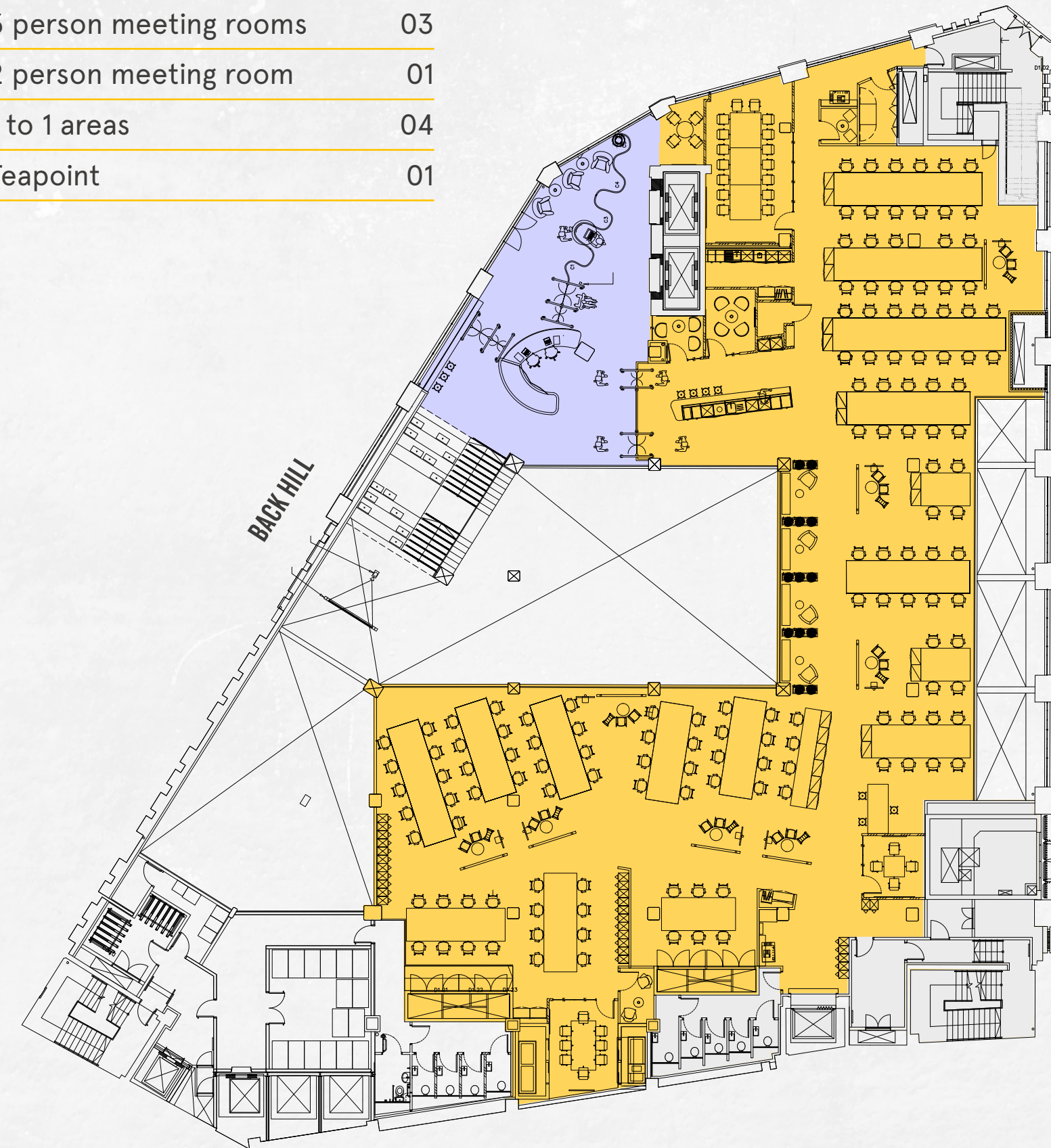
# A UNIQUE WORKSPACE

Floor	Sq Ft	Sq M
Upper Ground	7,233	672
Ground	8,600	799

Lower Ground - LET	(13,254)	(1,231)
Shared Communal Space		
Shared Ground Floor Reception	(1,400)	(130)
Shared Basement Breakout Space	(6,544)	(1,231)

## GROUND FLOOR 8,600 SQ FT / 799 SQ M

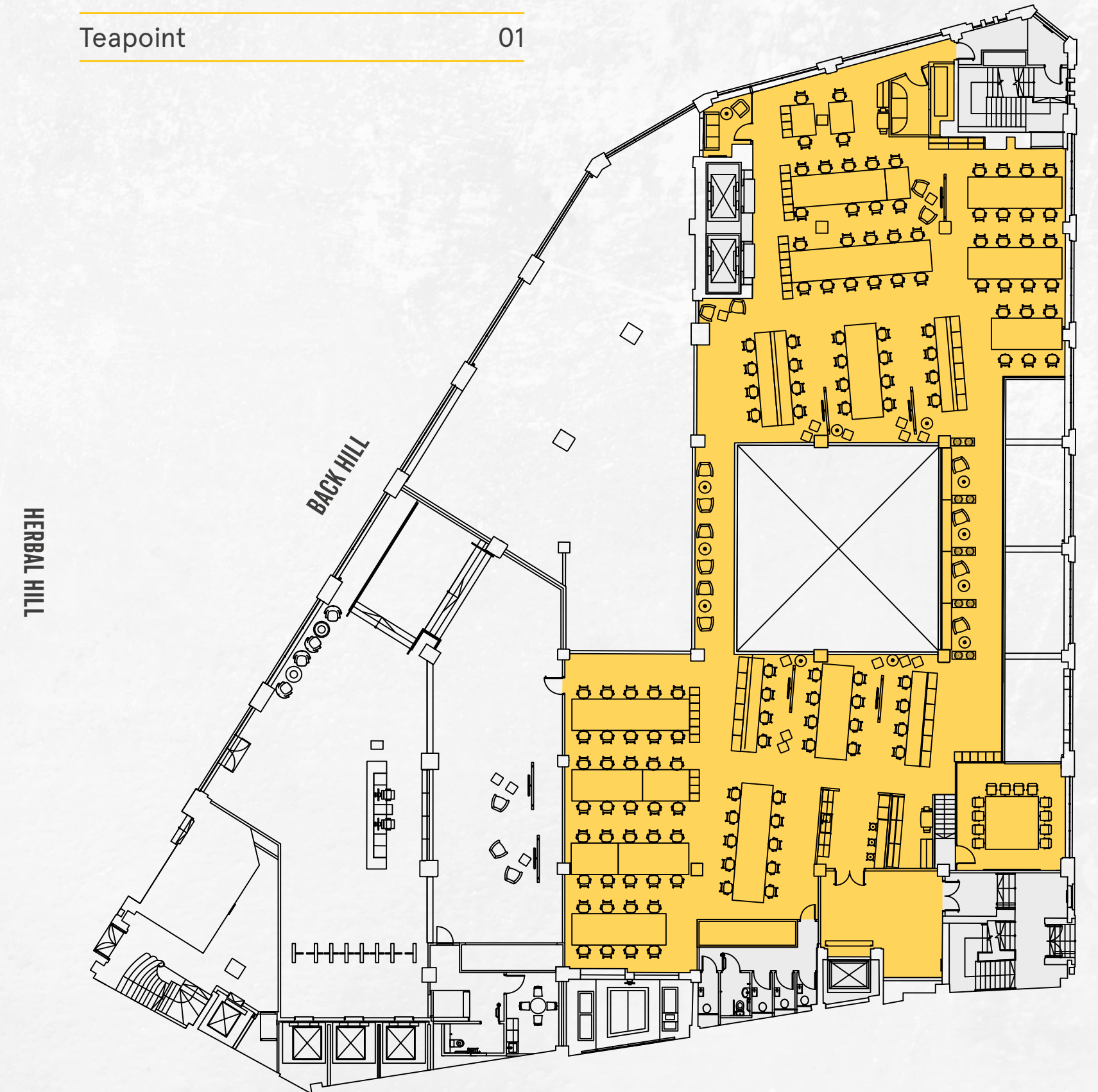
Workstations	140
16 person boardroom	01
8 person meeting room	01
4 person meeting rooms	02
3 person meeting rooms	03
2 person meeting room	01
1 to 1 areas	04
Teapoint	01




■ Office
 ■ Shared Ground Floor Reception Area
 ■ Core

## UPPER GROUND FLOOR 7,233 SQ FT / 672 SQ M

Workstations	120
12 person boardroom	01
4 person meeting room	01
1 to 1 areas	04
Teapoint	01

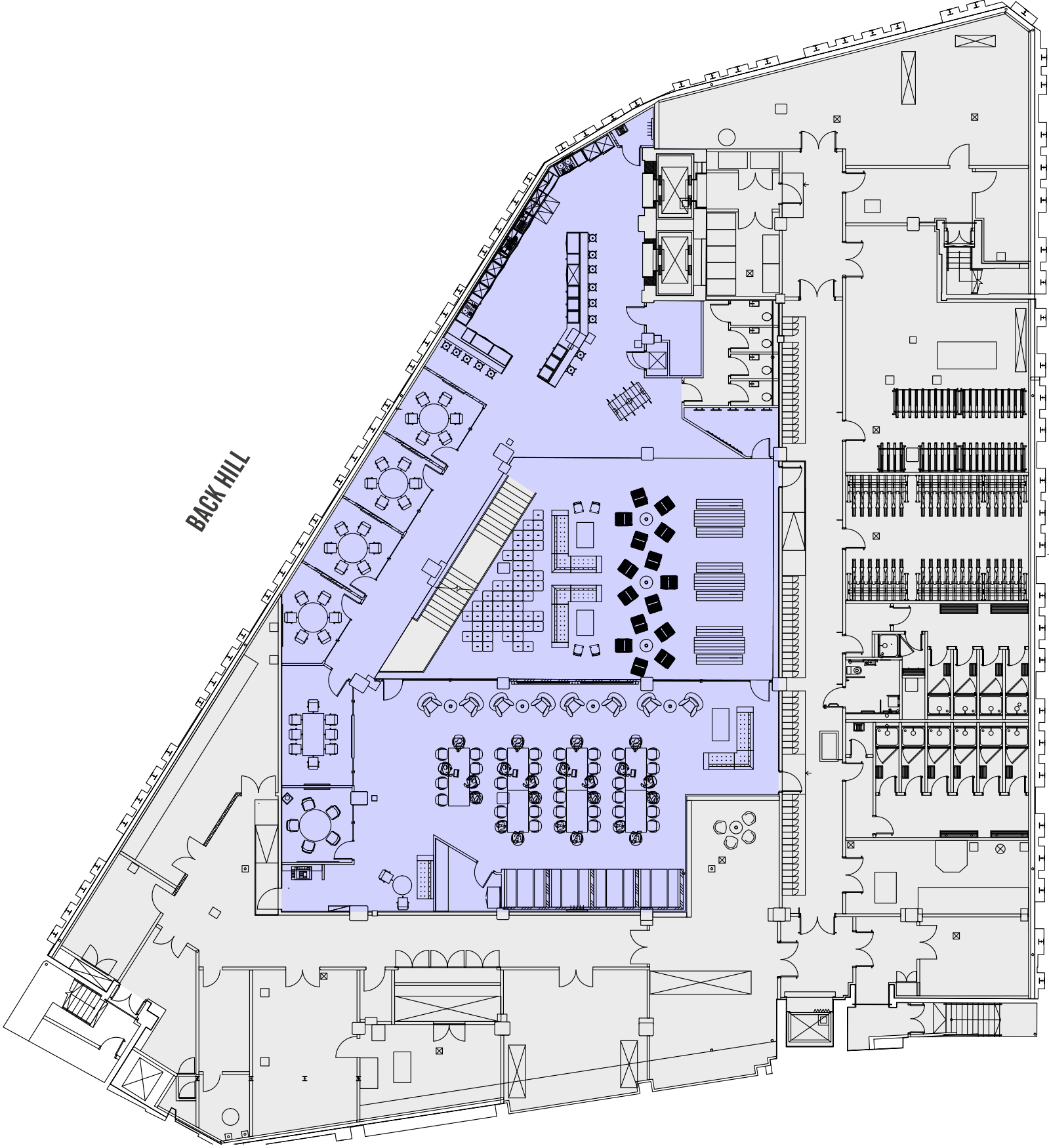



 Floor plans not to scale.  
 For indicative purposes only.



# BASEMENT - SHARED COMMUNAL BREAKOUT SPACE

6,544 SQ FT / 1,231 SQ M



 Floor plans not to scale.  
For indicative purposes only.

 Shared Basement Breakout Space  Core





# AN ABUNDANCE OF AMENITY



## AN EXCITING FARRINGDON LOCATION WITH A DIVERSE RANGE OF LIFESTYLE AND CULTURAL AMENITIES.

Herbal House is situated on Back Hill and sits amongst an eclectic selection of bars, cafés and restaurants.

Farringdon Station is a short walk away, with Chancery Lane and City Thameslink Stations also nearby, providing easy access to Underground, National Rail and Elizabeth Line services.



## LOCAL OCCUPIERS

1. Adidas
2. Airbnb
3. LinkedIn
4. Saatchi & Saatchi
5. Vitra
6. Unilever Plc
7. Depop
8. Tiktok
9. Snapchat
10. Deloitte Digital

## CONNECTIVITY

**05** **FARRINGDON**

**07** **CHANCERY LANE**

**10** **CITY THAMESLINK**

Walk times from the building in minutes. Source: TfL





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## FURTHER INFORMATION

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### Terms

Upon application.

### Viewings

Strictly through the sole letting agents:

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#### Matthew Noble

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#### Carl Dobrin

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**E** [cdobrin@nobleharris.co.uk](mailto:cdobrin@nobleharris.co.uk)

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