

Farebrother

1 West Smithfield, London,
EC1A 9JU

OFFICES TO RENT
2,945 - 5,800 SQ FT

farebrother.com
020 7405 4545



DESCRIPTION

Fully fitted workspace to let adjacent to Farringdon Station

Farebrother are delighted to bring to market 5,800 sqft of office space over two floors. The refurbished 3rd floor space incorporates 40 desks, 2 meeting rooms, a reception/holding area, breakout areas and kitchen facilities. The building benefits from a passenger lift, a high quality entrance lobby, communal WCs and shower and bike storage facilities.

The 2nd floor can also be fitted out to provide a bespoke solution for an occupier.





ACCOMMODATION

FLOOR	AREA (SQ FT)	AVAILABILITY	DESK SUITABILITY NO
3rd Floor	2945	Available	26 - 45
2nd Floor	2855	Available	25 - 43
Total	5,800		

AMENITIES

Fully fitted workspace including 40 desks, 2 meeting rooms, break out area and kitchen

High Quality Entrance

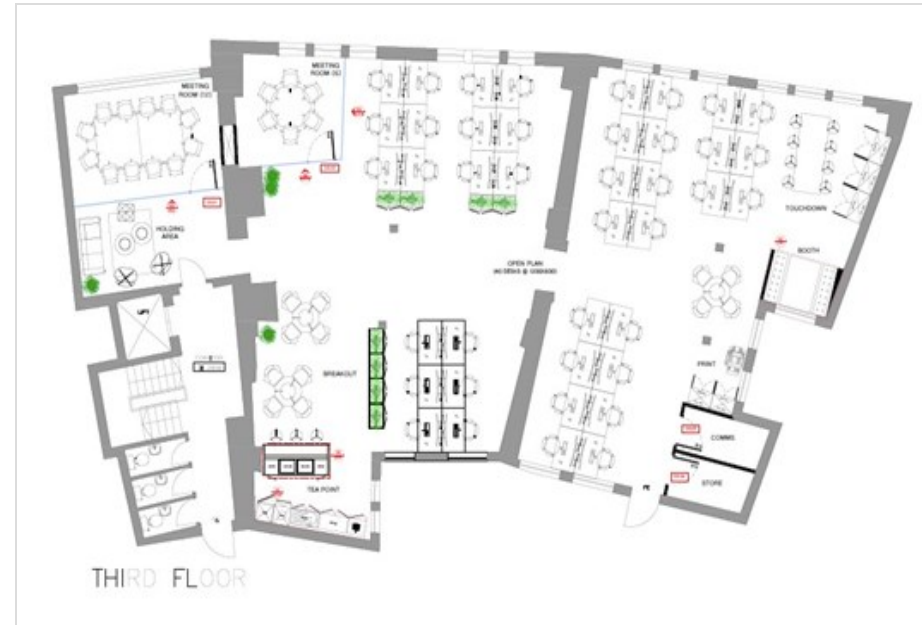
Bike Storage

EPC C

Close to Farringdon Station

1x Passenger Lift

Shower



FURTHER INFORMATION

Rent

£69.50 per sq ft

Service Charge

£13.56 per sq ft

Rates

£17.31 per sq ft

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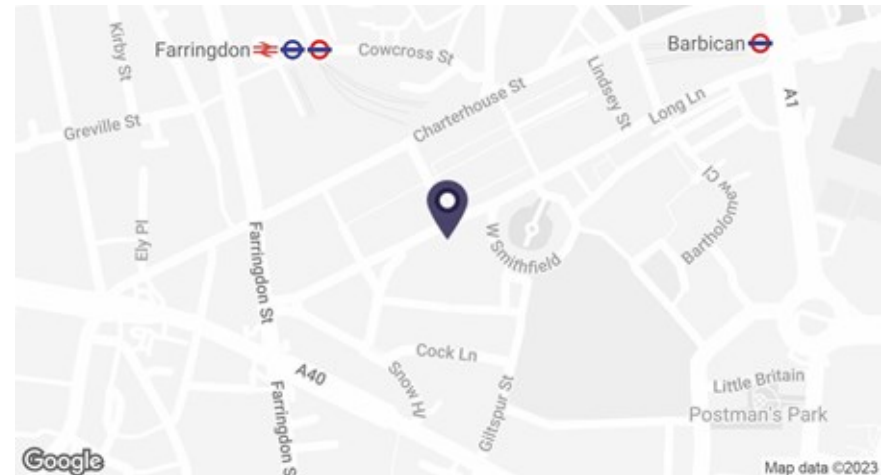
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LOCATION

The property is located close to Farringdon Station, which benefits from the Elizabeth line (closest entrance via Lindsey Street). Thameslink, Circle, Metropolitan and Hammersmith & City lines also service the station. The immediate area also benefits from numerous bars, cafes and restaurants.



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EXPERIENCED TRUSTED REAL ESTATE ADVISORS