



One – Three
Pemberton Row / EC4

1,302 - 4,554 sq ft
offices to let



Overview

A warm welcome

The reception has been refurbished providing an impressive arrival experience for occupiers and visitors.

The available lower ground floor suite offers 1,302 sq ft and the 3rd floor offers 4,554 sq ft of premium fitted office space.



3rd floor office space



Reception



Fully fitted office space



Prime Midtown location



Newly refurbished reception



4 min walk to City Thameslink



Ready to work

3rd floor welcome area



Specification

Fitted workspace

For those wanting to get straight to work the 3rd and lower ground floors offer fully fitted space with considered design details, including kitchenette, breakout areas, and open plan desks.



3rd floor kitchen



3rd floor meeting room



3rd floor kitchen



3rd floor quiet working booths



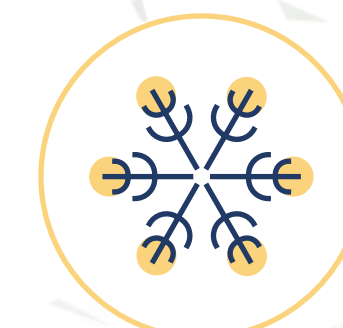
2x10 Person passenger lifts



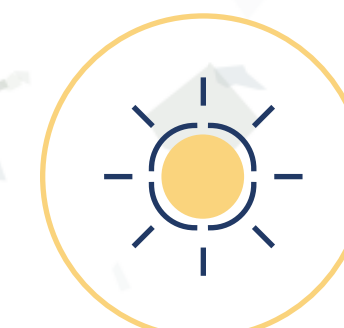
Raised floors



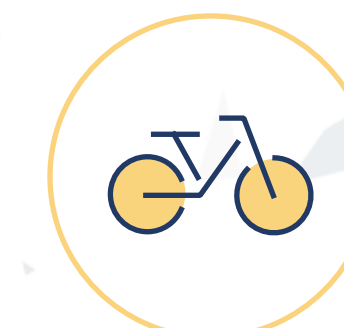
LG7 lighting



Air conditioning



Excellent natural light



Cycle storage



Accommodation

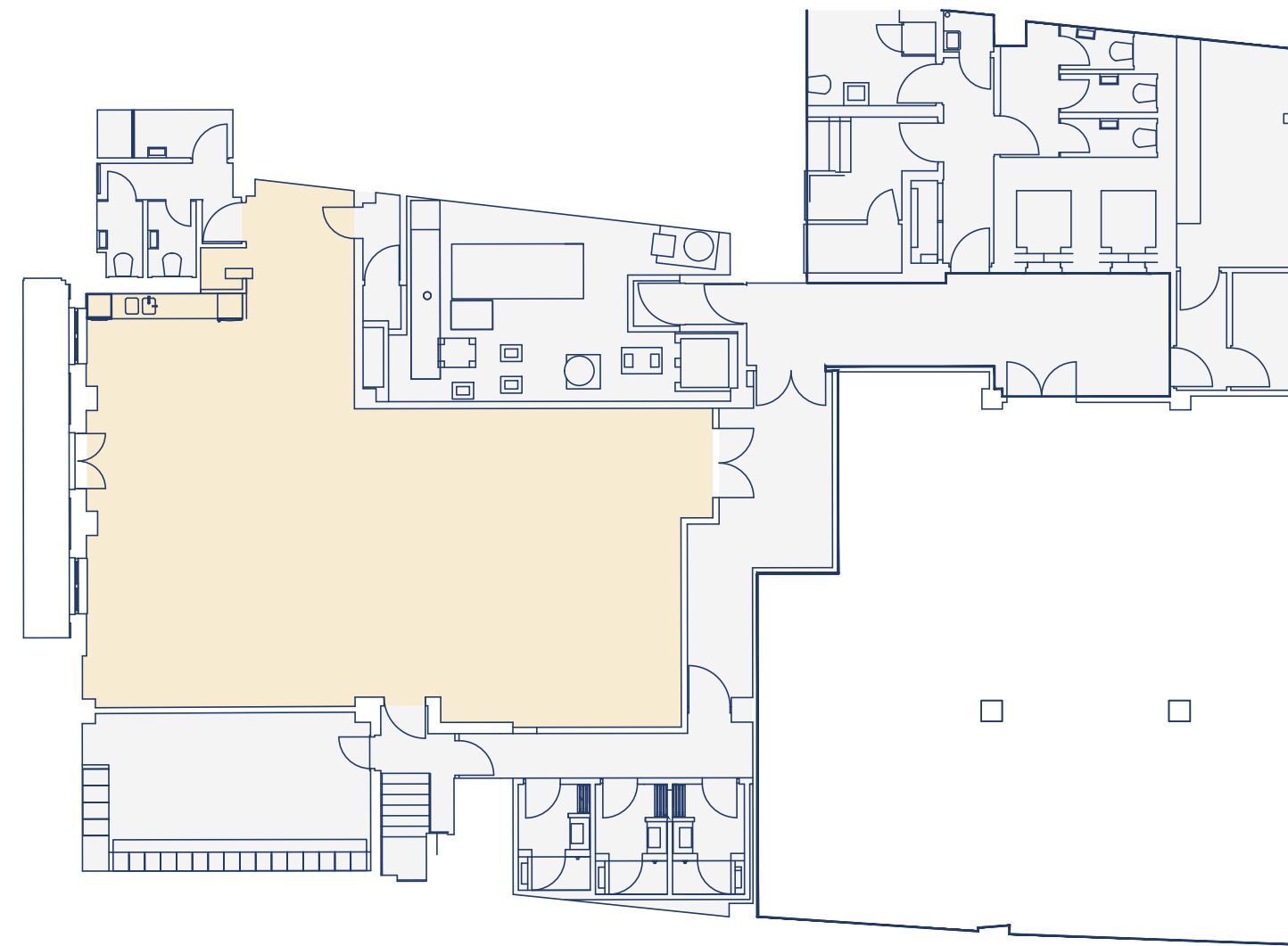
Space plans

Floor	Sq ft	Sq m
3rd	4,554	423.08
LG	1,302	120.95
Total	5,856	544.03



Lower ground space plan

1,302 sq ft / 120.95 sq m



Pemberton Row

Red Lion Court

● Office ● Core

3rd floor space plan

4,554 sq ft / 423.08 sq m



Pemberton Row

Red Lion Court

Open plan desks	42	12 person meeting room	1	Teapoint	1
Collaboration areas	2	10 person meeting room	1	Welcome area	1
2 quite working booths	1	Break out area	1	Total floor occupancy	42
1 quite working booths	2				

Floor plan not to scale. For indicative purposes only.



Local area

A prime location

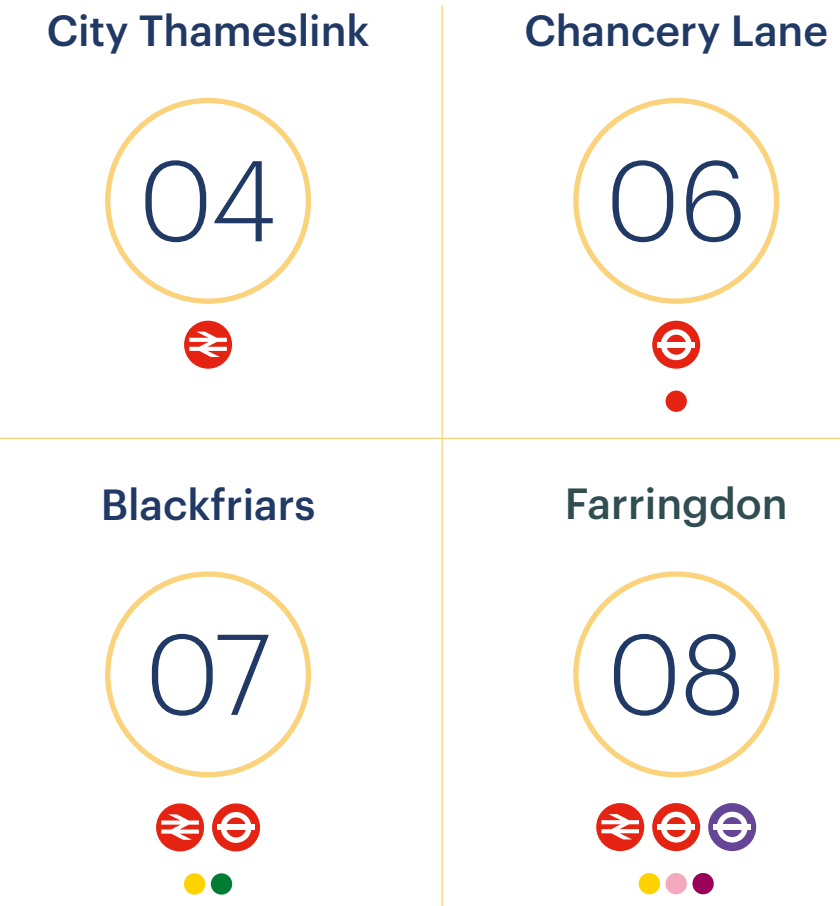
The surrounding area provides occupiers with a perfect mix of retail and leisure amenities.

The building is perfectly located to move around town with Blackfriars, City Thameslink and Chancery Lane stations nearby.



Walk times from the building

(Source: TFL)



Further information

Viewings

Strictly through joint sole letting agents:

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Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. March 2024.



Local amenities

Restaurants

- 01 The Refinery
- 02 Clifford's restaurant
- 03 CORD
- 04 Nusa Kitchen
- 05 Gaucho
- 06 Pegasus
- 07 Brasserie Blanc
- 08 Paternoster
- 09 Garbanzos

Bars & Cafés

- 01 Six Clerks
- 02 Black Parrot
- 03 The Glean
- 04 Fleets
- 05 Bounce Farringdon
- 06 The Viaduct Tavern
- 07 Editor's Tap
- 08 Baranis
- 09 Daly's Wine Bar

Gyms & Hotels

- 01 Gymbox Farringdon
- 02 The Gym Group
- 03 Anytime Fitness
- 04 The Z City Hotel
- 05 Apex
- 06 Hyatt Regency
- 07 The Chronicle
- 08 Lost Property

