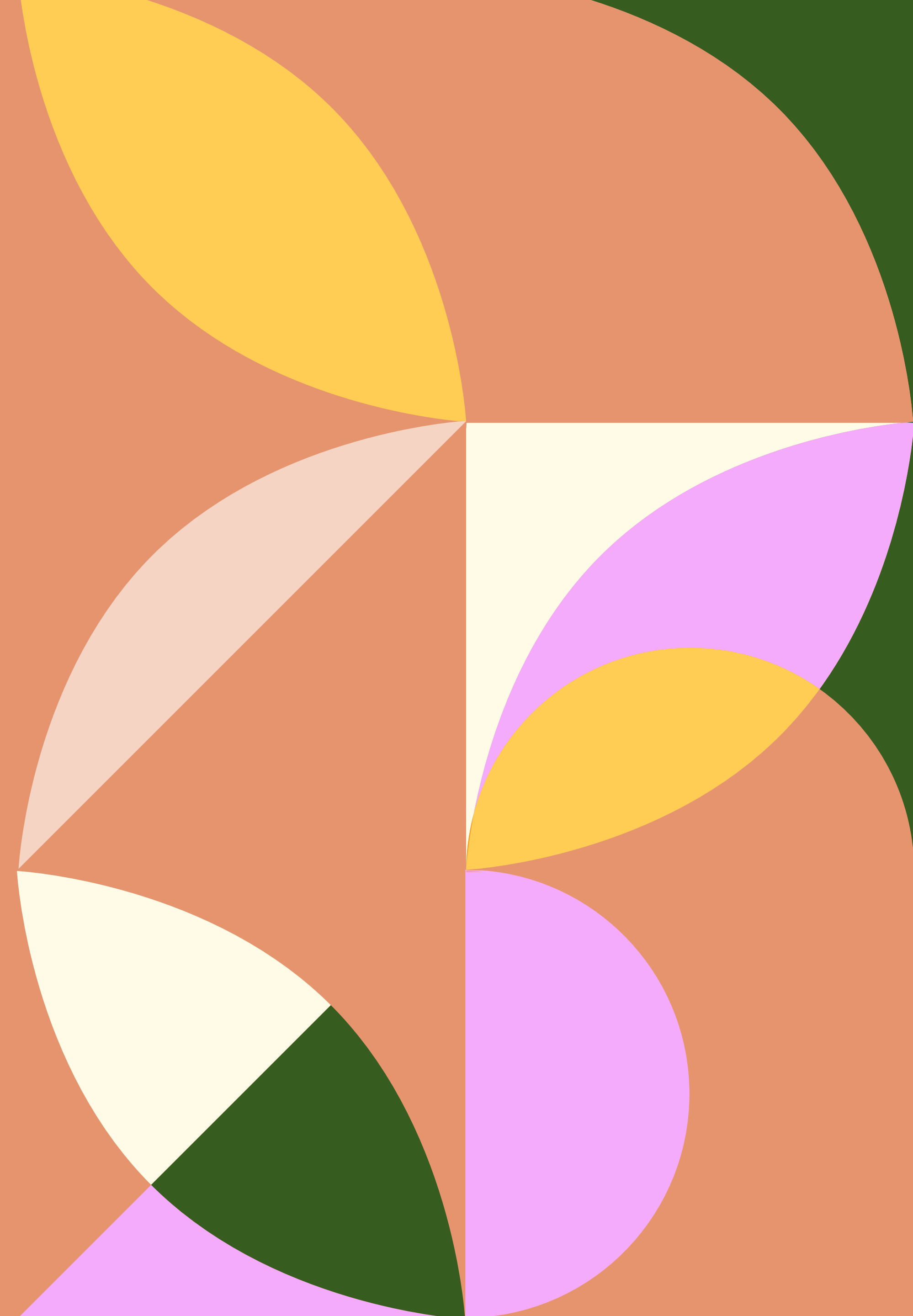


SAFFRON STUDIO

FARRINGDON

Your Canvas | Your Front Door
12,263 sq ft of self-contained workspace

120 Saffron Hill, EC1



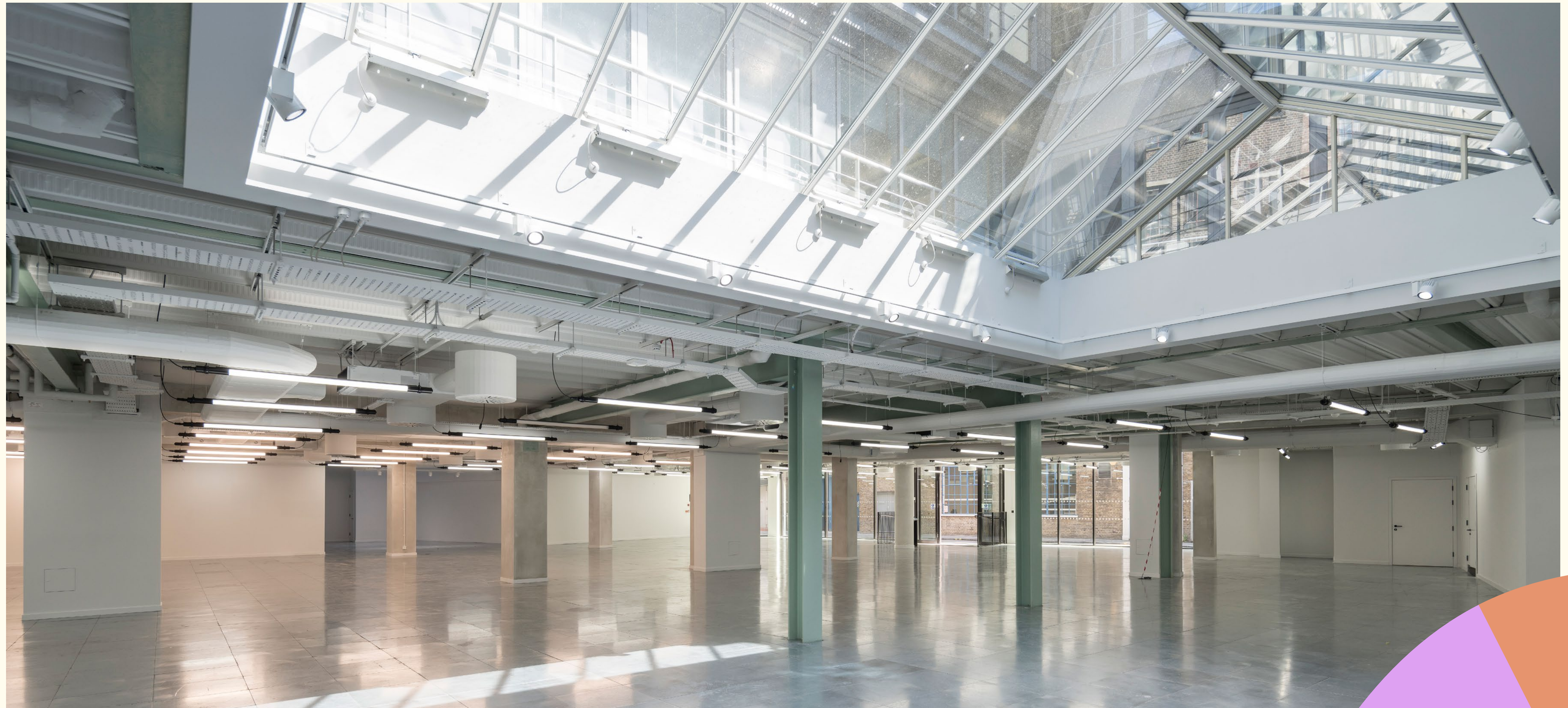
STEP INTO YOUR VIBRANT STUDIO,
WHERE SUSTAINABILITY AND
CREATIVITY THRIVE.



THE STUDIO

A PROMINENT FULLY SELF-CONTAINED STUDIO OF 12,263 SQ FT,
WITH EXCEPTIONAL GREEN CREDENTIALS.

THE MOST UNIQUE HO OFFERING IN FARRINGDON.







WHERE STYLE MEETS FUNCTION

Comprehensively remodelled and meticulously designed to meet the demands of modern businesses. This open plan, innovatively designed office floor takes full advantage of natural light with its strategically placed lightwells offering a highly flexible working environment.

The bright, voluminous space features raw and polished concrete finishes and exposed architectural steel details for an inspiring creative aesthetic.

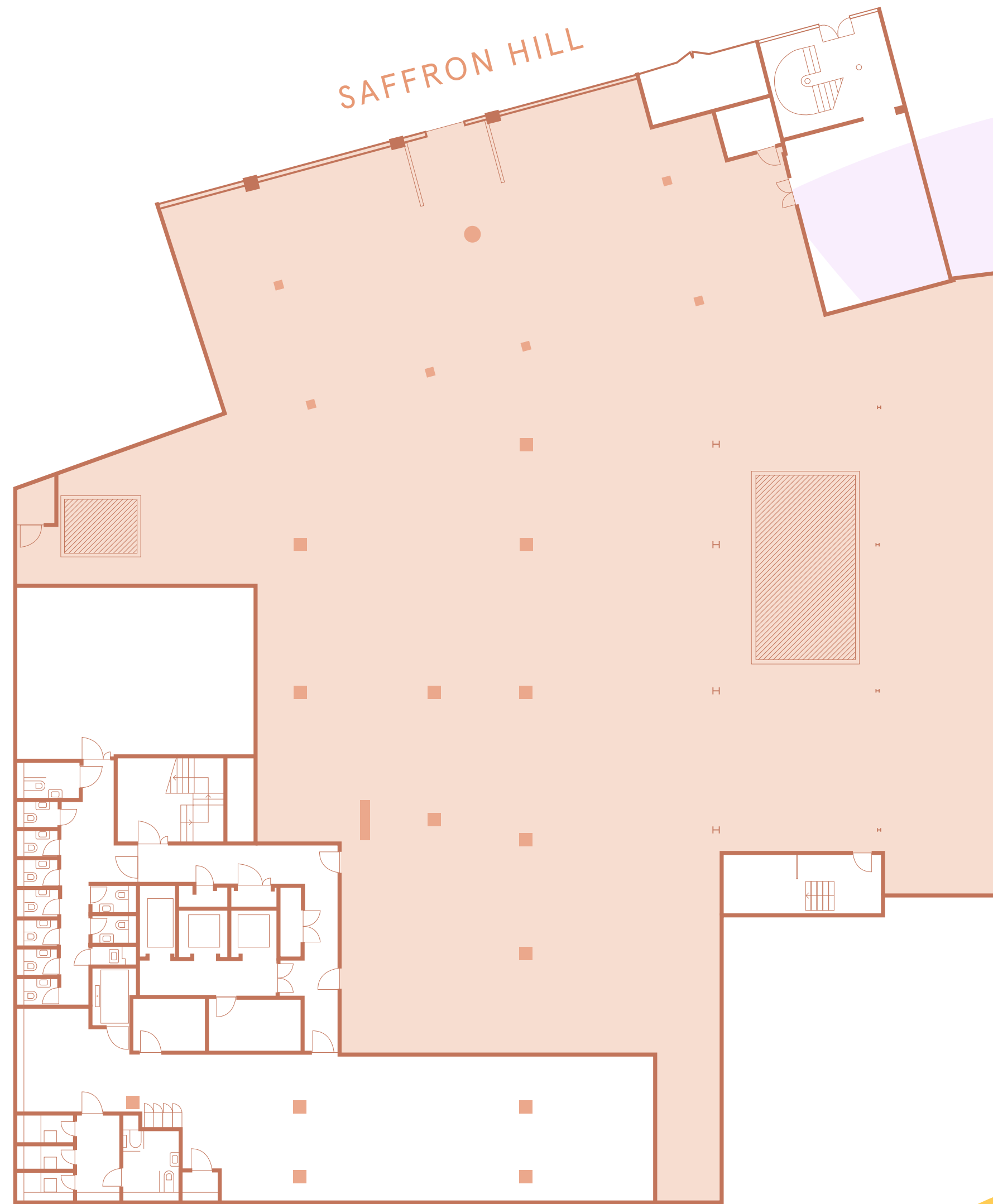


Indicative CGI



THE SPACE

12,263 SQ. FT / 1,139 SQ. M



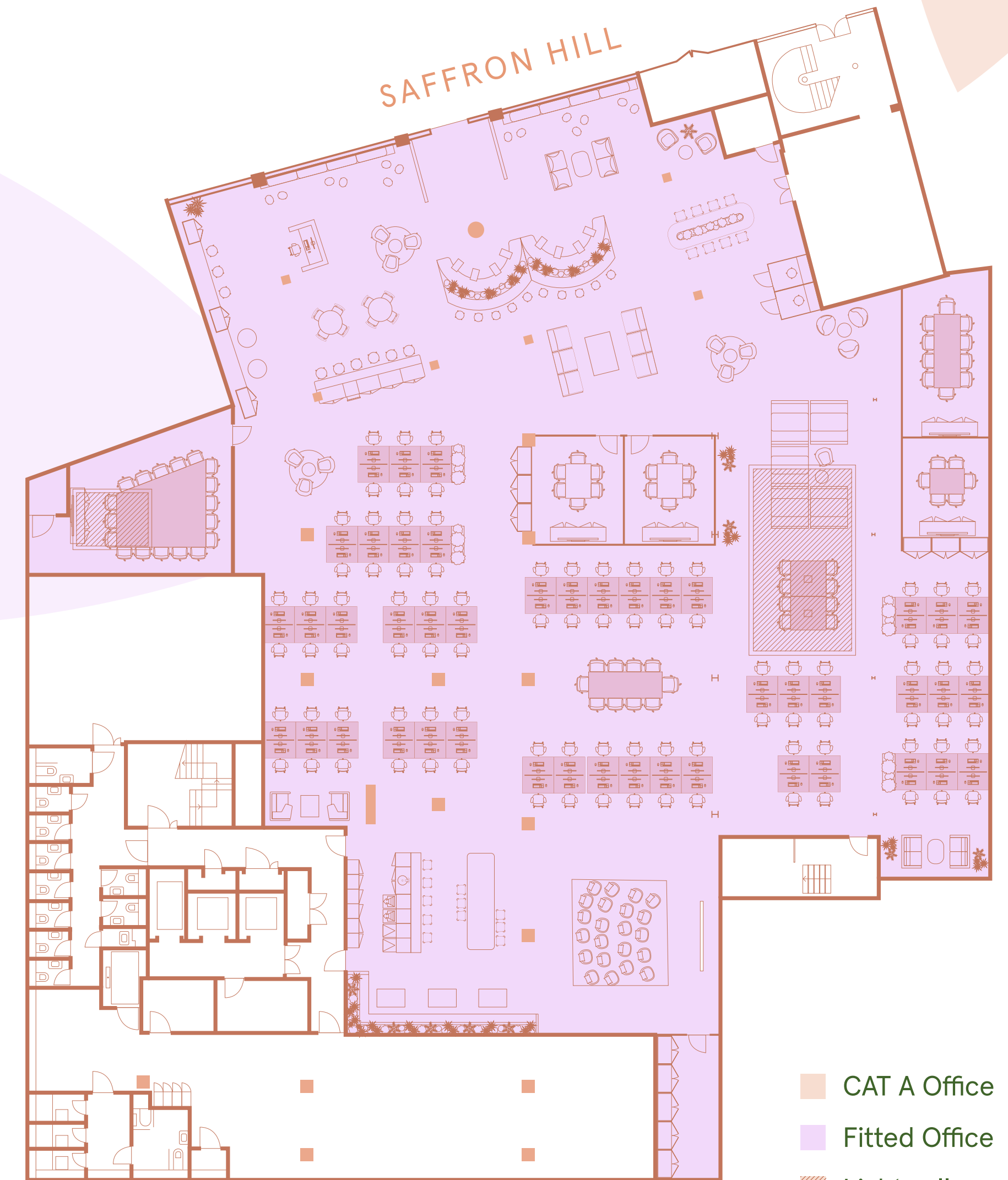
KIRBY STREET

FITOUT OPTION

- 90 Fixed Desks
(Ability to occupy up to 120 desks)
- 1 Board Room
- 4 Meeting Rooms
- 1 Kitchen & Break Out Area
- 5 Phone booths
- Town Hall facility for up to 30 people

NEW END OF JOURNEY

- 1 Dedicated Bike Lift
- 98 Bike Spaces
- 12 Brompton Spaces
- 112 Lockers
- EV Bike Charging
- Drying Room
- Bike Repair Station



KIRBY STREET

- CAT A Office
- Fitted Office
- Lightwell

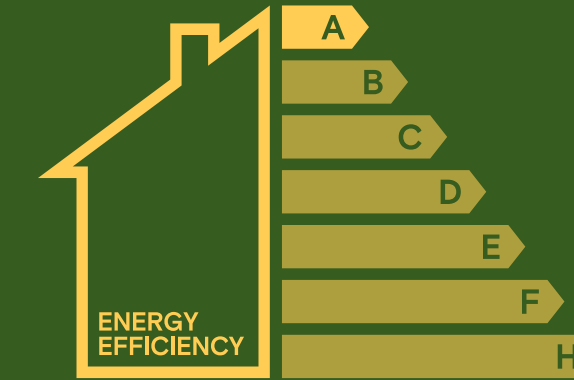


SUSTAINABLE STYLE UNDERFOOT

Recycled and Refurbished Floor Tiles

Targeting

BREEAM OUTSTANDING



GREEN
HERO
EPC A



ILLUMINATING WELLNESS

Circadian lighting to
regulate the body clock
and promote well-being.

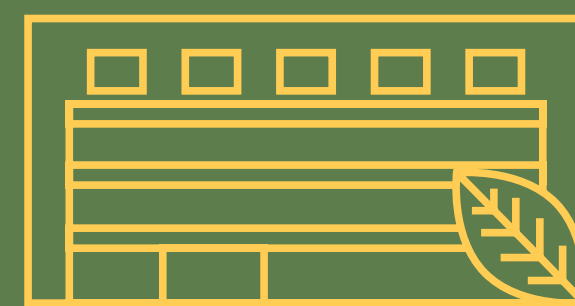


FROM THURROCK WITH LOVE

Phenolic ductwork from
Thurrock, not Tianjin

GREEN BY DESIGN

This intelligent and stylish refurbishment,
with a targeted 'Outstanding' BREEAM
score, will exceed upcoming business
sustainability standards.



LONDON'S GREEN GEM

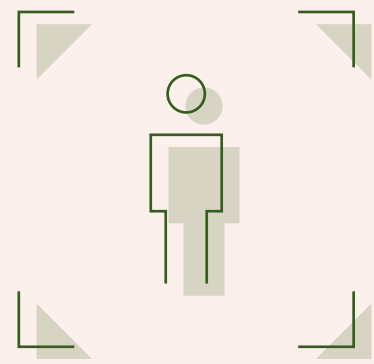
The most sustainable single floor
refurbishment in London... probably



BREATHE EASY, STAY COOL

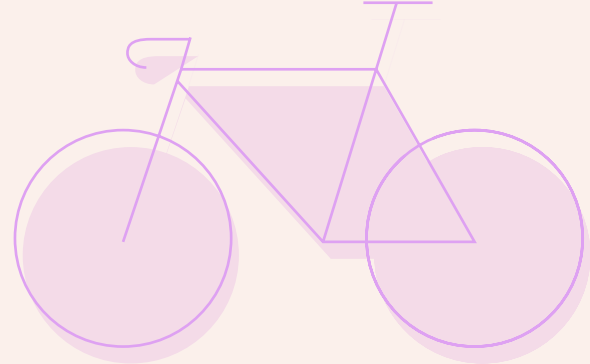
New electric VRV
systems powering the
Studio for years to come

SPECIFICATION



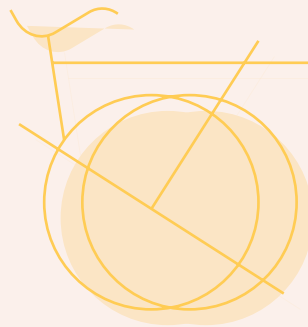
THE PERFECT BALANCE

1:8 Occupancy ratio



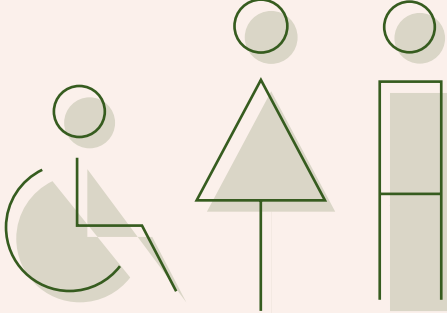
RIDE TO THE TOP

Dedicated bike lift, with end of trip facilities exceeding BCO guidelines



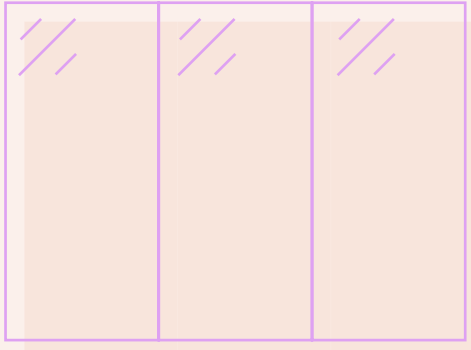
PARK AND RIDE

98 bicycle & 12 Brompton spaces



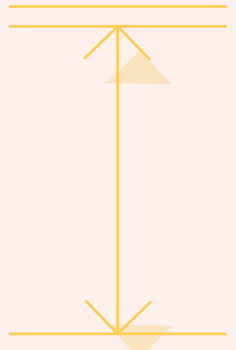
NO MORE QUEUES

10 demised WCs



A FRESH FACE

New large format glazing along the full length of the facade.



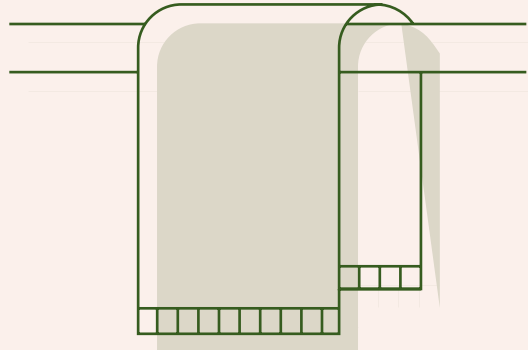
GIRAFFE COMPLIANT

A generous 3 metre minimum floor to soffit height across the floor.



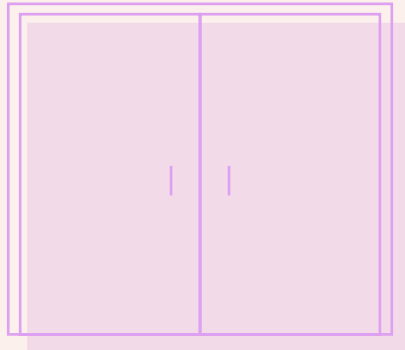
REFRESH AND RESET

112 Lockers & 8 showers



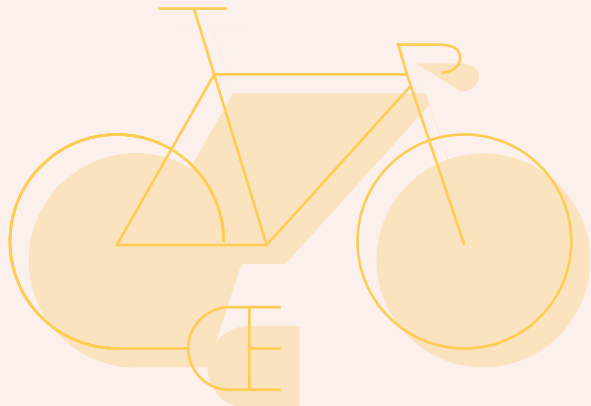
KEEPING IT FRESH

Drying room



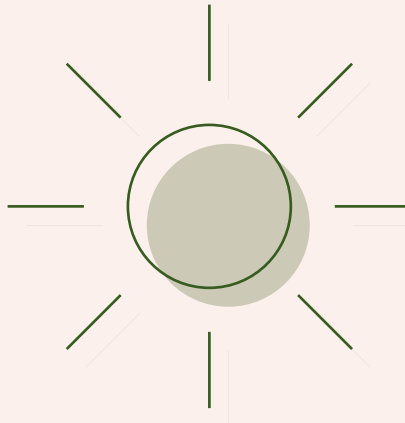
EXCLUSIVE AND INDEPENDENT

Self-contained entrance



GO GREEN, GO ELECTRIC

EV charging for cycles and scooters



EMBRACE THE LIGHT

Feature lightwells and Circadian lighting for daytime light intensity



NAME IN LIGHTS

Branding & Signage opportunity



ARRIVE IN STYLE

A bespoke, high-spec palette of materials and fittings brings a warm and sophisticated quality to the space.

Brand new, best in class end-of-journey facilities are provided, including bike spaces with electric charging, dedicated scooter charging points, lockers, showers and drying facilities.



THE BUILDING

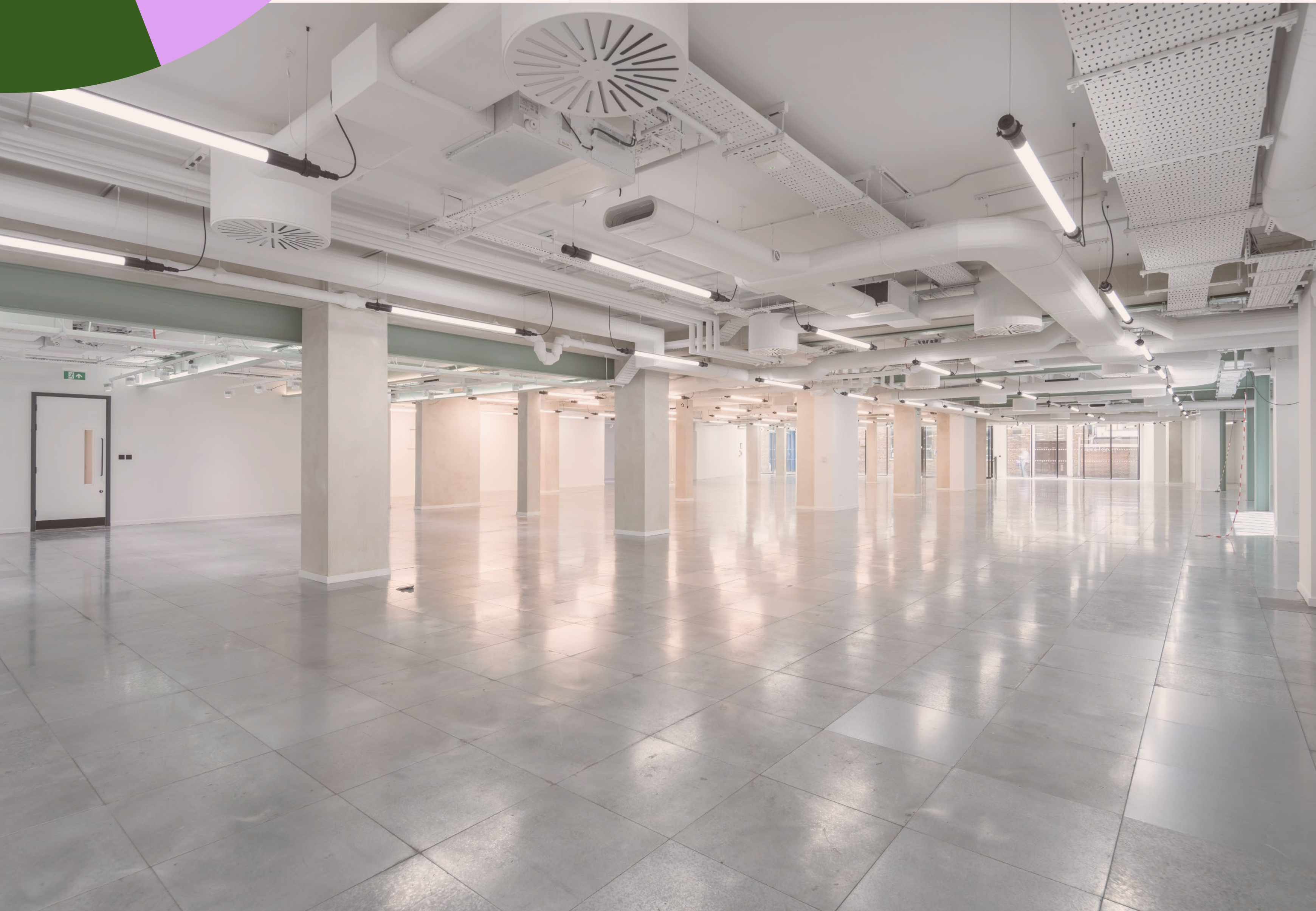


HOME OF SAFFRON STUDIO

Saffron House on Kirby Street is a well established feature of Farringdon's office landscape.

The 72,976 sq. ft building is located only 200 metres away from Farringdon Station and benefits from 24 hour reception/security.

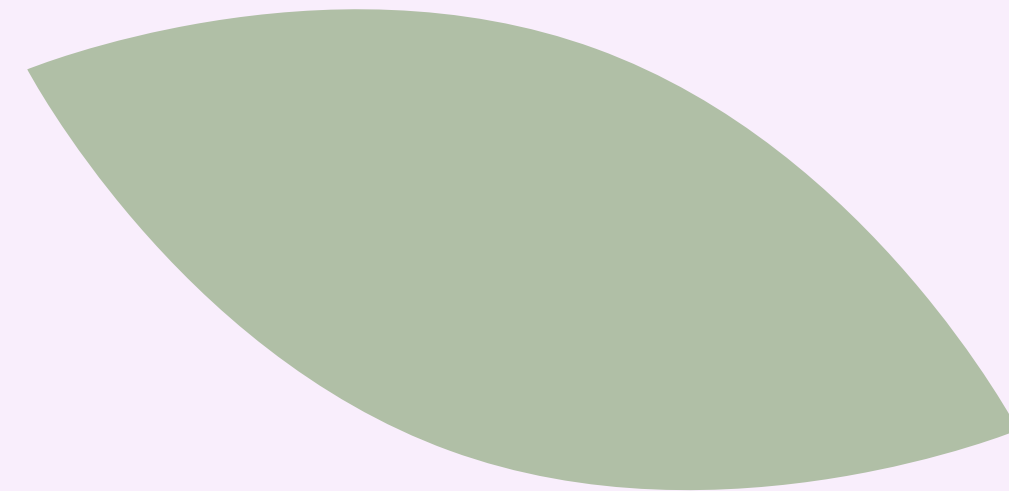
Welcome to the Studio, which unites the best of everything.



EXPERIENCE THE BEST OF ALL WORLDS

Where Farringdon Flourishes: Experience the vibrant heart of creativity, a fusion of culture and endless possibilities. Discover local gems, thriving businesses, and an electric social scene, including the bustling Leather Lane Market.

From the lively Exmouth Market to the iconic Cowcross Street, it's all within a five-minute stroll. Welcome to the beating heart of Farringdon.





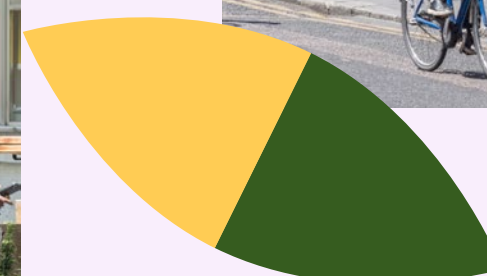
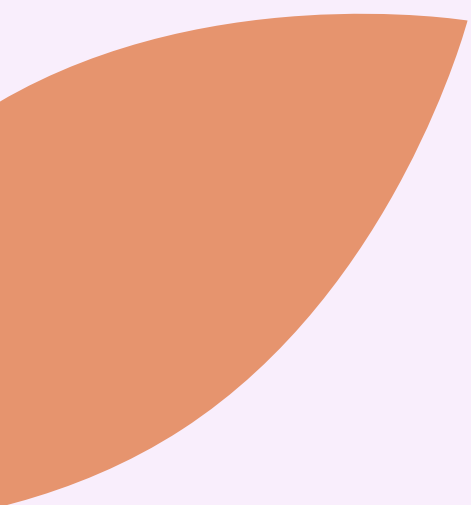
CAFÉ CULTURE

Coffee lovers will find comfort in the plethora of independent cafés, like Attendant Coffee Roasters or Gail's. Lunch can be a proper break, with countless options from salads to street food.



SAVOUR EVERY BITE

When hunger strikes for a satisfying midday or evening feast, seek contentment at renowned eateries like Luca, Brutto, Bouchon Racine, Sessions Arts Club or Bleeding Heart Wine Bar. The options are abundant.



LOCAL AMENITIES

RESTAURANTS & BARS

1. Sessions Arts Club
2. Bouchon Racine
3. Clerkenwell & Social
4. Ibérica
5. St John
6. Luca
7. Ye Olde Mitre
8. Bleeding Heart Bistro
9. The Fence
10. The One Tun Pub
11. Brutto
12. Ninth Ward
13. Wilhelmina's Lounge
14. Anglo
15. The Holy Tavern

HOTELS

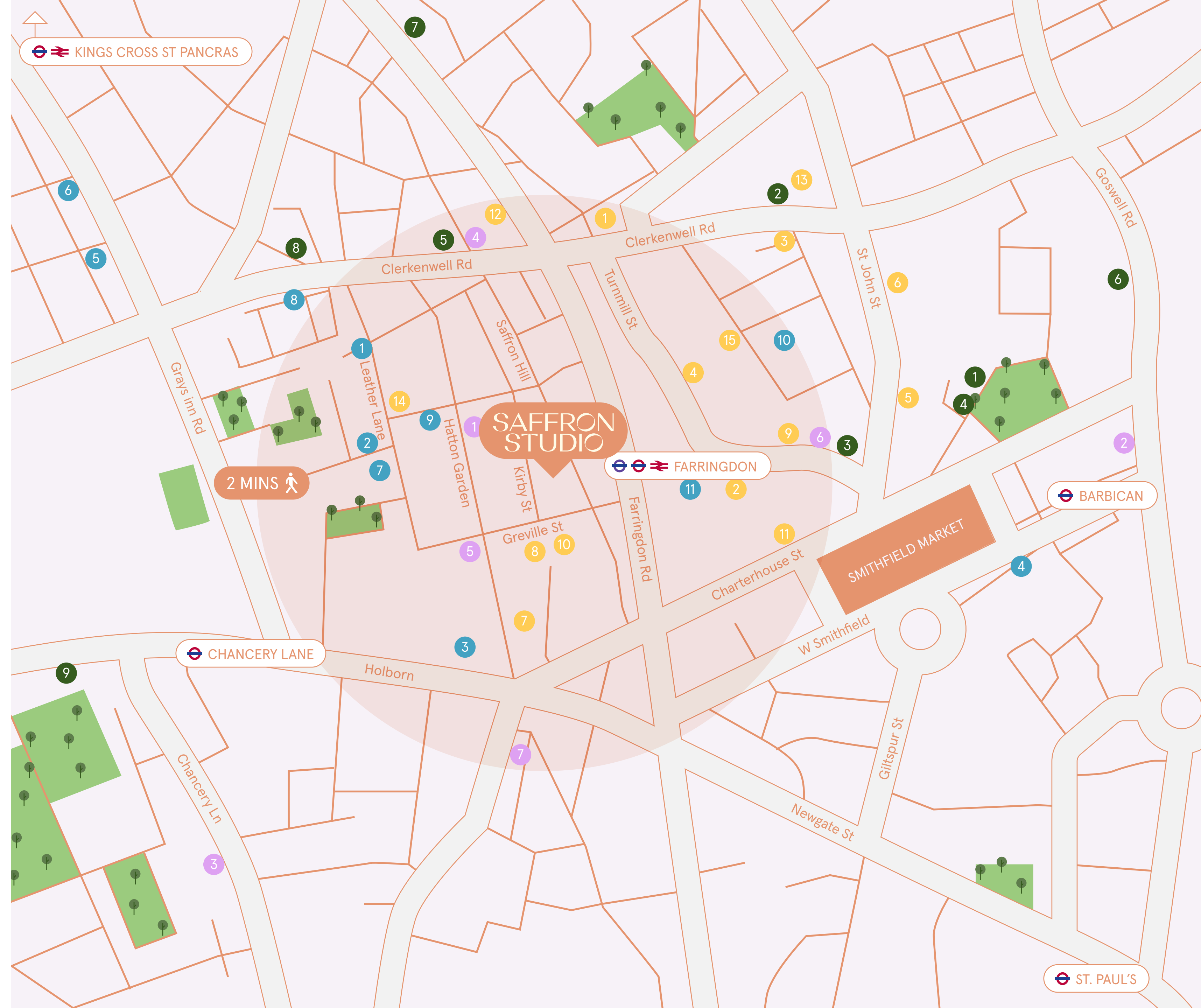
1. Malmaison
2. The Zetter Townhouse
3. The Rookery
4. Fox & Anchor Hotel
5. The Bryson
6. Citadines Apart'hotel
7. Hub
8. The Clerk & Well
9. Rosewood London

COFFEE

1. Attendant Coffee Roasters
2. Prufrock Coffee
3. Dartbrooke Coffee
4. Dose
5. Fred Coffee
6. Hopper Coffee
7. The Archive café
8. Federation Coffee
9. Pret
10. Bench
11. Triple Two

FITNESS

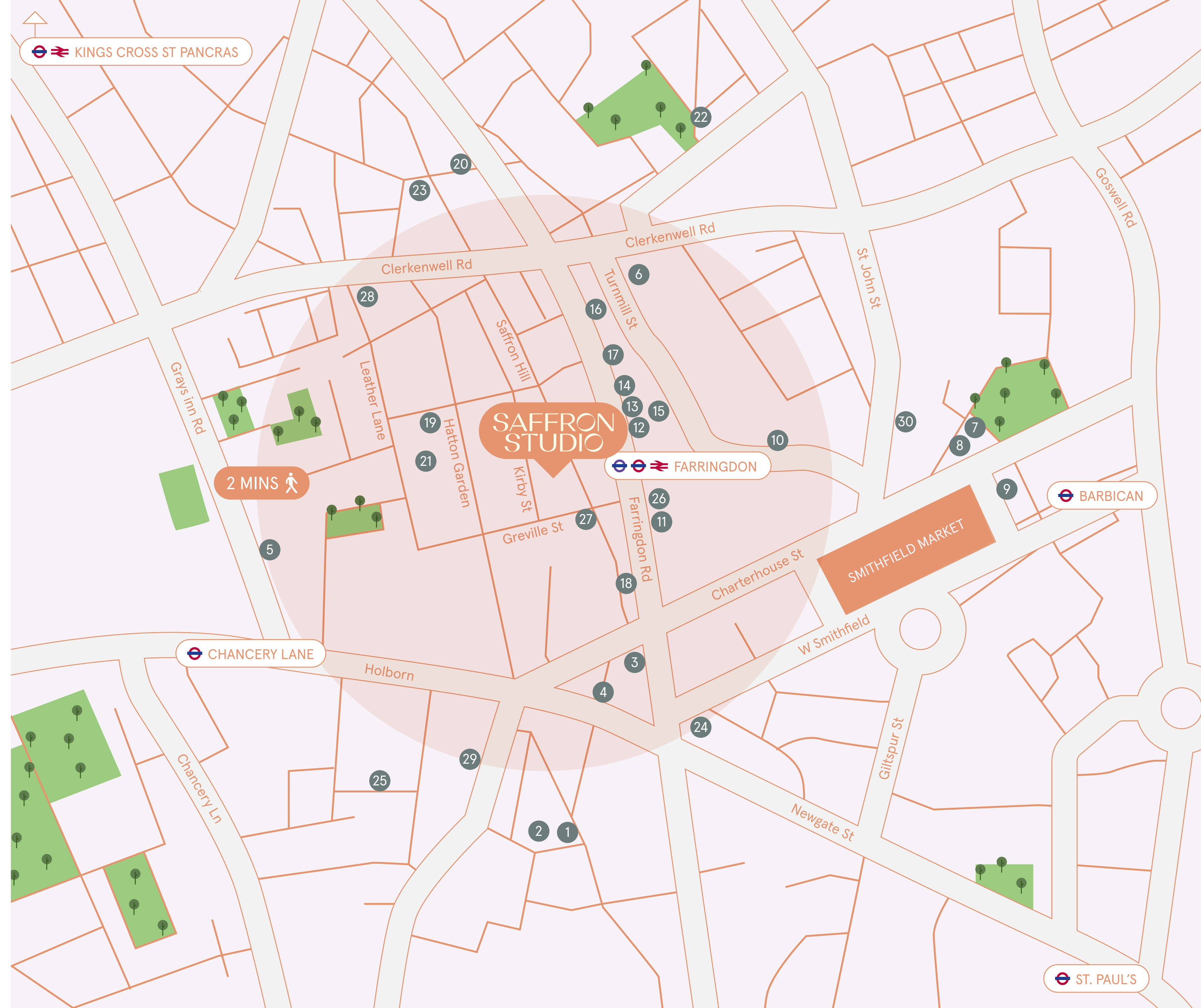
1. Ten Health & Fitness
2. Nuffield Health
3. URBANFITNESS
4. PureGym
5. Gymbox
6. F45
7. The Gym group



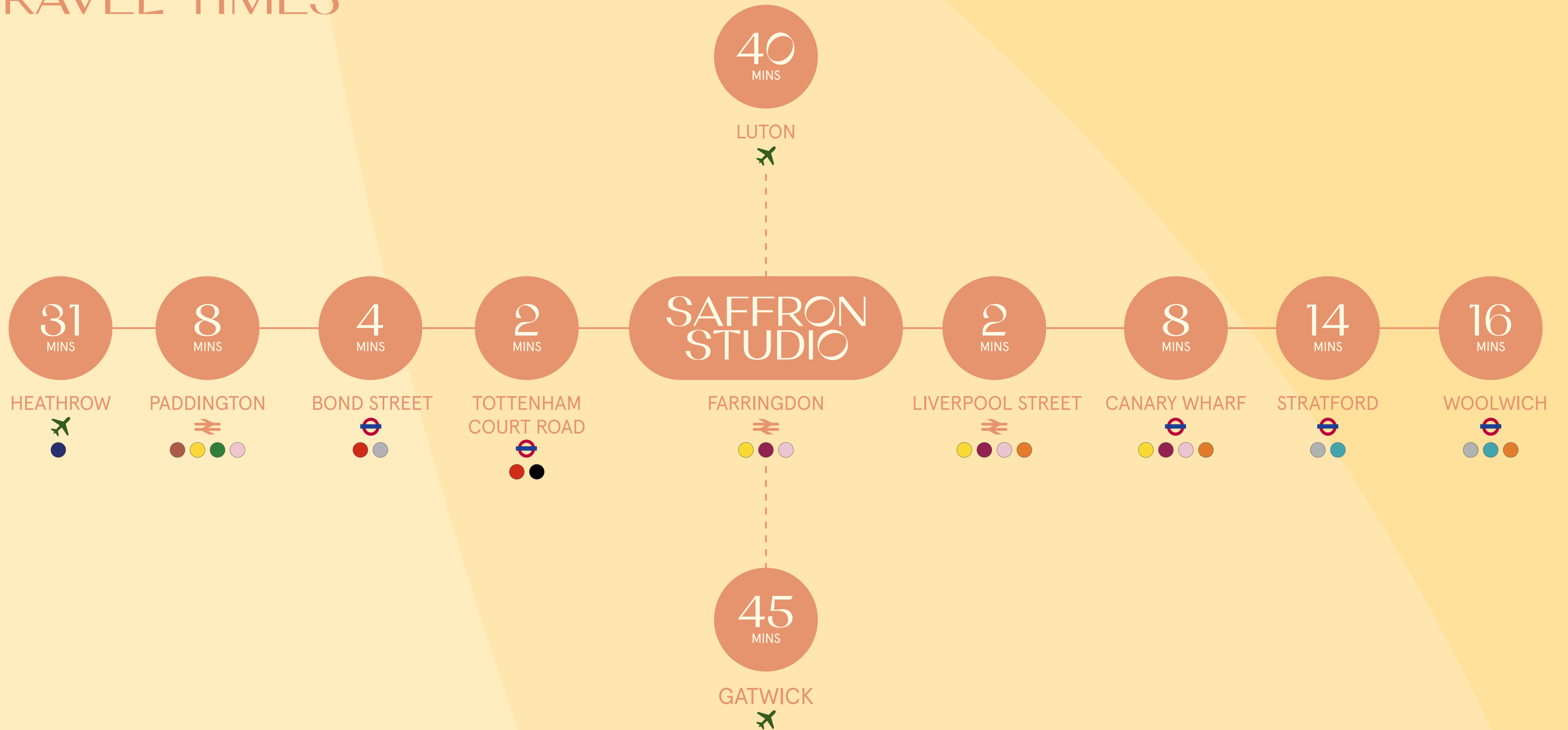
LOCAL OCCUPIERS

COMPANIES

- | | |
|----------------------|-----------------------------|
| 1. Goldman Sachs | 20. LinkedIn |
| 2. Deloitte | 21. AO |
| 3. Hogan Lovells | 22. Unilever Prestige |
| 4. Capgemini | 23. Moonpig |
| 5. Connaught Law | 24. Amazon |
| 6. Publicis Sapient | 25. Budweiser Brewing Group |
| 7. Anomaly | 26. Snapchat |
| 8. Peakon | 27. Julius Baer |
| 9. TikTok | 28. Tesco Digital |
| 10. Anglo Eastern | 29. Lego |
| 11. Depop | 30. Livenation |
| 12. Karmarama | |
| 13. Vingua | |
| 14. Fjord London | |
| 15. Okta | |
| 16. Reed Recruitment | |
| 17. VolkerWessels UK | |
| 18. Kainos | |
| 19. POSSIBLE | |



ELIZABETH LINE TRAVEL TIMES



WALKING TIMES FROM THE STUDIO

The arrival of the new Elizabeth Line has made Saffron Studio one of the best locations in Farringdon for getting around central London and beyond.

Underground travel options include the Circle, Metropolitan, Hammersmith & City lines from Farringdon station, as well as Thameslink on the mainline, all just one minute away. If you require the Central Line then Chancery Lane has you covered within a 5 minute walk.

FARRINGDON

262 FEET, 120 STRIDES
(ON AVERAGE)



CHANCERY LANE



BARBICAN



HOLBORN



BLACKFRIARS



RUSSELL SQUARE



KING'S CROSS ST.PANCRAS



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found at Saffron House, 6-10 Kirby St, EC1N 8TS

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