

Lamplighter Works



49-51 Farringdon Road EC1

Lamplighter Works is a converted Victorian warehouse development, offering architecturally inspiring office / showroom accommodation. Situated in the heart of Farringdon, it provides 4,180 sq ft of self-contained workspace over the ground & lower ground floors.



Lamplighter Works

49

51

Lamplighter Works

1,055 – 11,926 Sq Ft of workspace Available Now
lamplighterworks.london

ELLIS BROWN

<p>Michael Radin mradin@ellisbrown.com 07880 795 479</p> <p>Joshua Miller jmill@ellisbrown.com 07917 722 342</p> <p>Emma Higgins ehiggins@ellisbrown.com 07763 405 295</p>	<p>James Taylorson jtaylorson@ellisbrown.com 07843 664 730</p> <p>Lucy Cooper lcooper@ellisbrown.com 07762 564 965</p> <p>Tom Latham tlatham@ellisbrown.com 07766 010 223</p>
---	--

4,676 sq ft of self contained workspace
Lower Ground Available
lamplighterworks.london

ELLIS BROWN

<p>Michael Radin mradin@ellisbrown.com 07880 795 479</p> <p>Joshua Miller jmill@ellisbrown.com 07917 722 342</p> <p>Emma Higgins ehiggins@ellisbrown.com 07763 405 295</p>	<p>James Taylorson jtaylorson@ellisbrown.com 07843 664 730</p> <p>Lucy Cooper lcooper@ellisbrown.com 07762 564 965</p> <p>Tom Latham tlatham@ellisbrown.com 07766 010 223</p>
---	--

RED WORK IN PROGRESS



Illuminating history

Farringdon Road was built in the mid-1800s bringing cohesion to the surrounding streets. The impressive frontages of the mercantile warehouses from that time remain today and speak of the Victorian penchant for order and industry. This particular stretch was home to many a street lighting company, a burgeoning trade in a city that was ambitious in improving itself. Now modern and sleek, but still with many features that reverberate with its history, Lamplighter Works is a refurbished 5-storey office and retail / showroom space on this characterful street, which Charles Dickens enjoyed walking for inspiration.



Image shows ground floor



Lightness of touch



Image shows ground floor

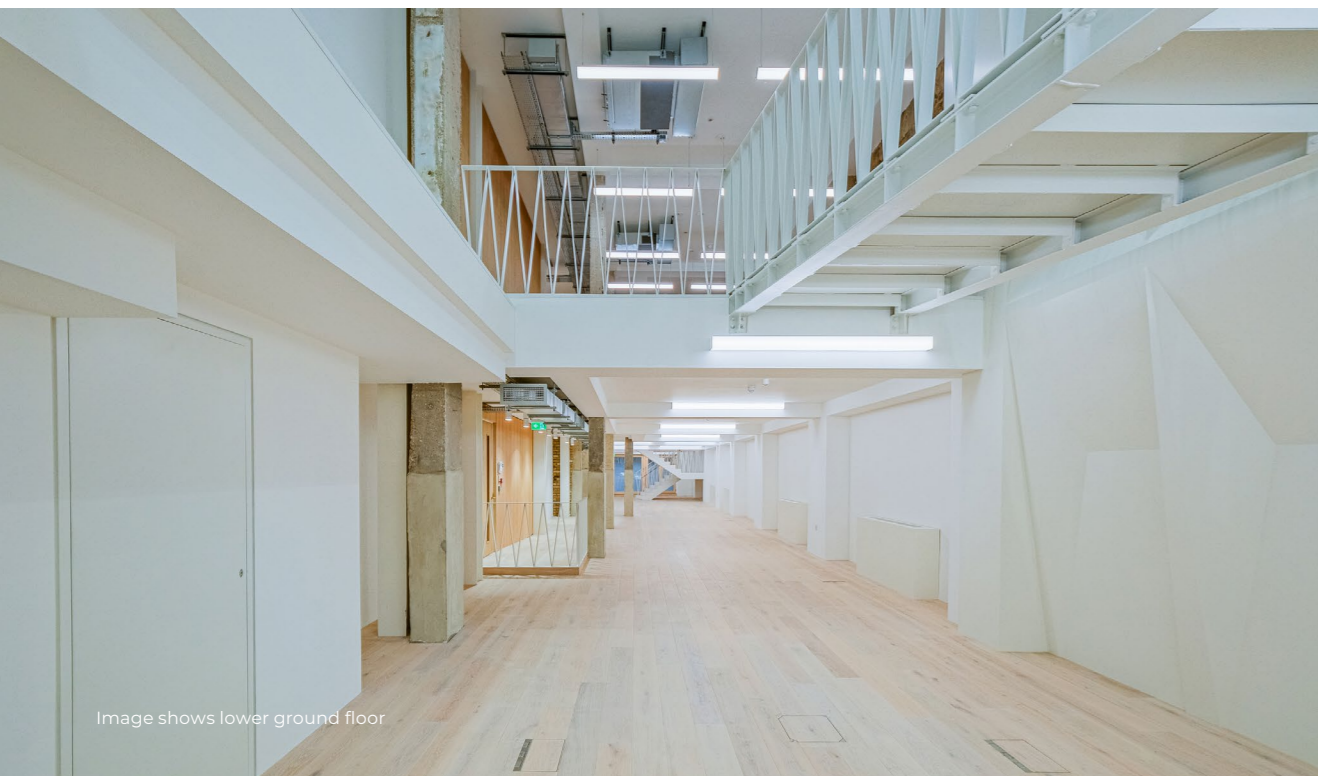


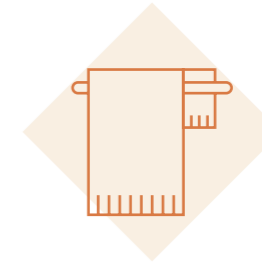
Image shows lower ground floor



Modern LED
suspended lighting



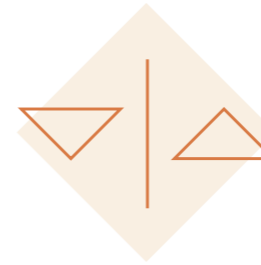
Cycle storage
for 18 bicycles



Lockers &
drying cabinet



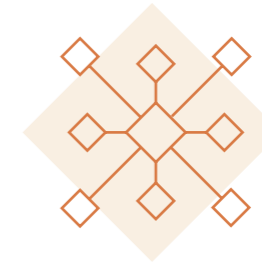
2 individual combined
shower and WCs



8 person passenger lift



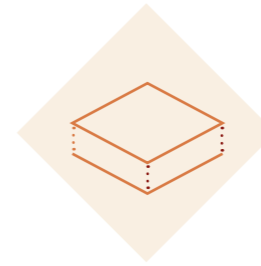
Air-conditioning



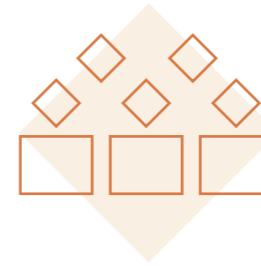
Fibre connectivity



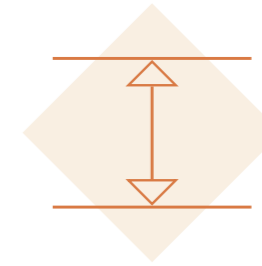
BREEAM Very Good
(Targeted)



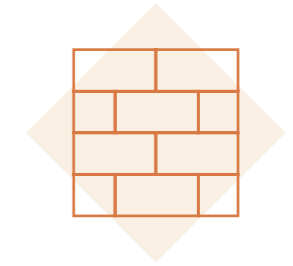
Raised flooring



Occupation density
of 1:8 sq m



Excellent floor to
ceiling heights



Exposed
brickwork

The ground and lower ground floors have been refurbished in a way that retains the industrial aesthetic of a Victorian warehouse with exposed brick walls and painted steelwork. A galvanised metal ventilation system provides heating, cooling, and fresh air circulation. Brass metal accents throughout the interior recall the design of the building's facade.

The ground floor showroom space's generous window display is impressive, and care has been taken to ensure the lower ground receives ample natural daylight from a sunken courtyard and floor void from above. A folded metal feature staircase links both structure and spaces together.

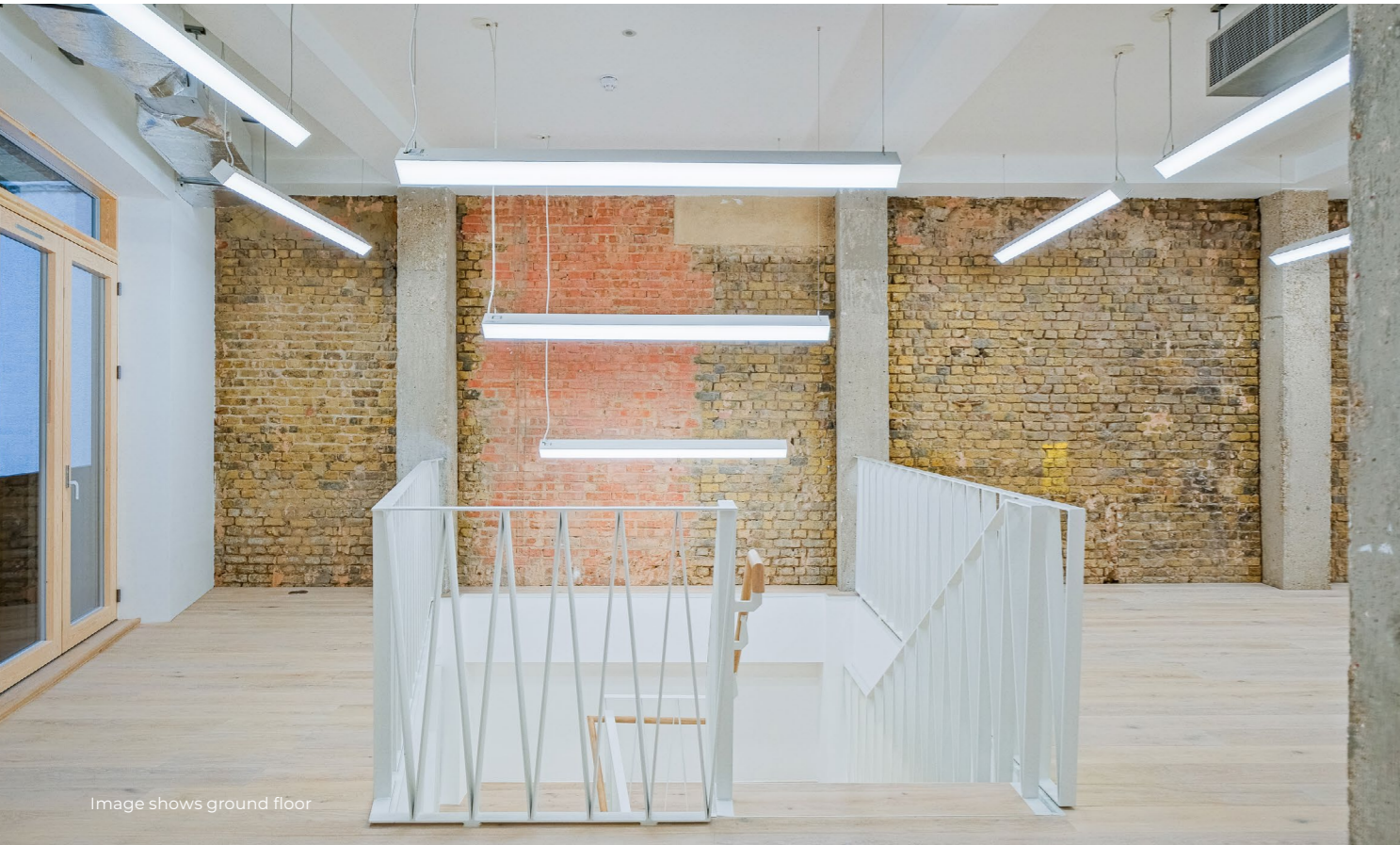


Image shows ground floor

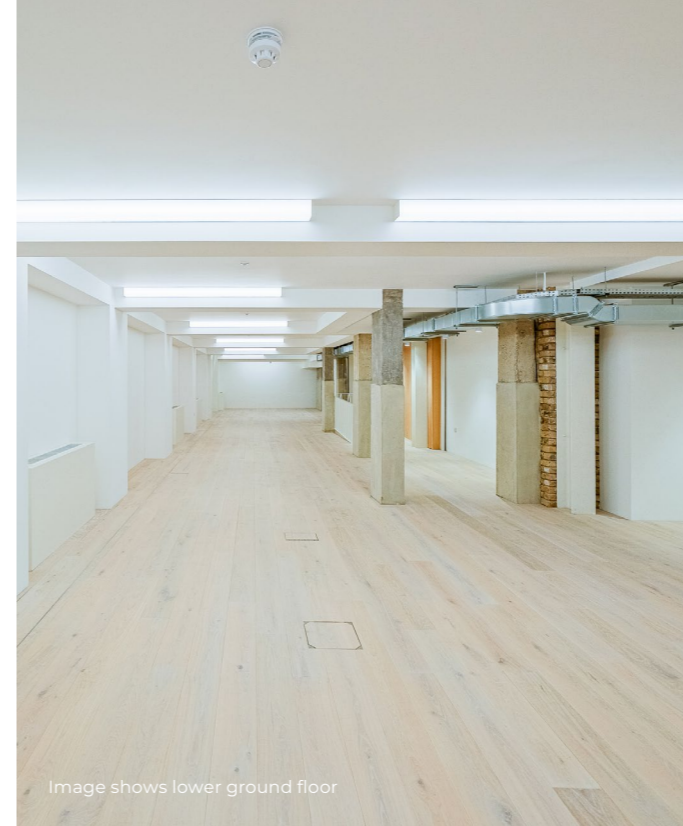


Image shows lower ground floor



Image shows ground floor



Image shows lower ground floor

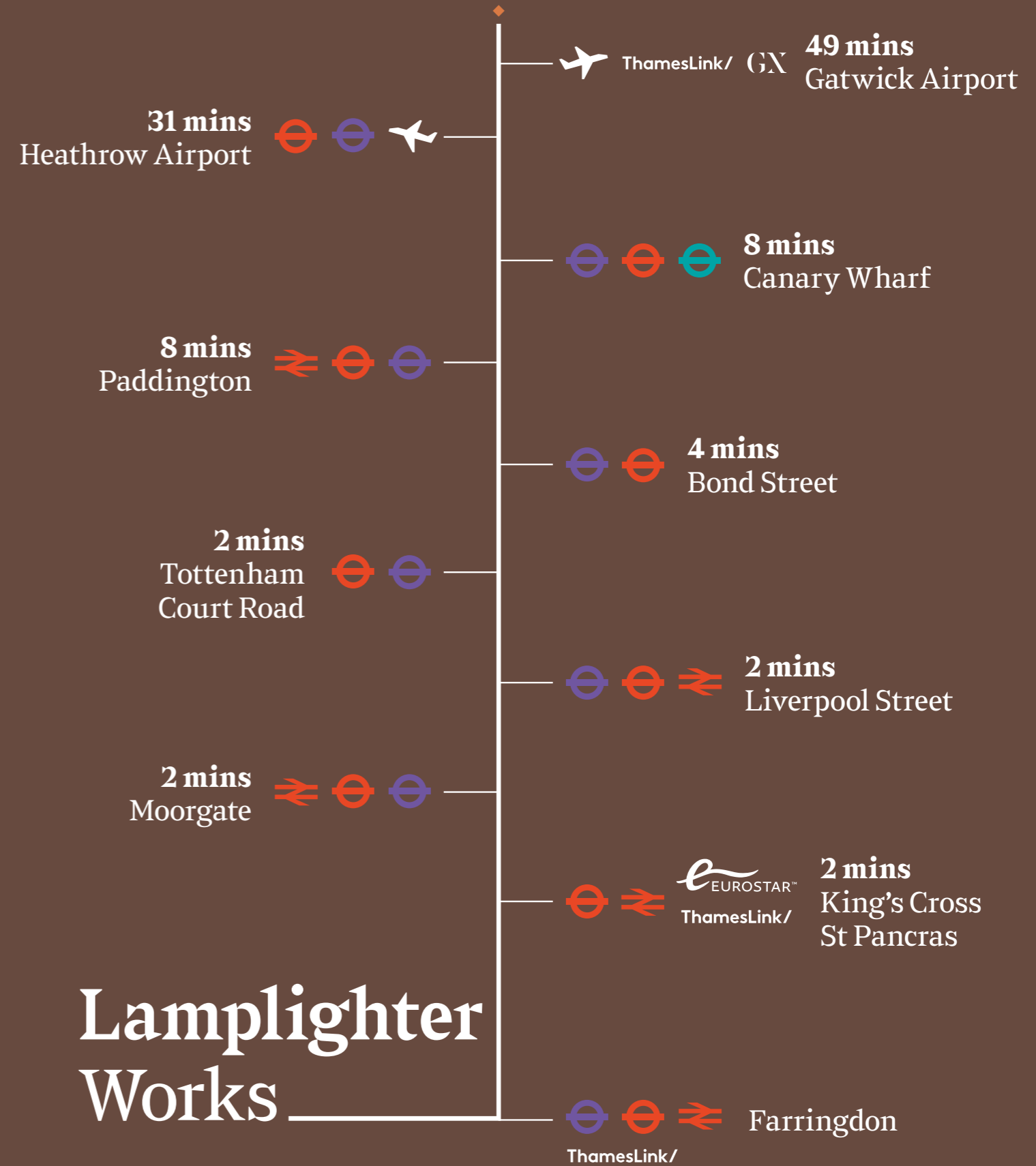


The definition of metropolitan

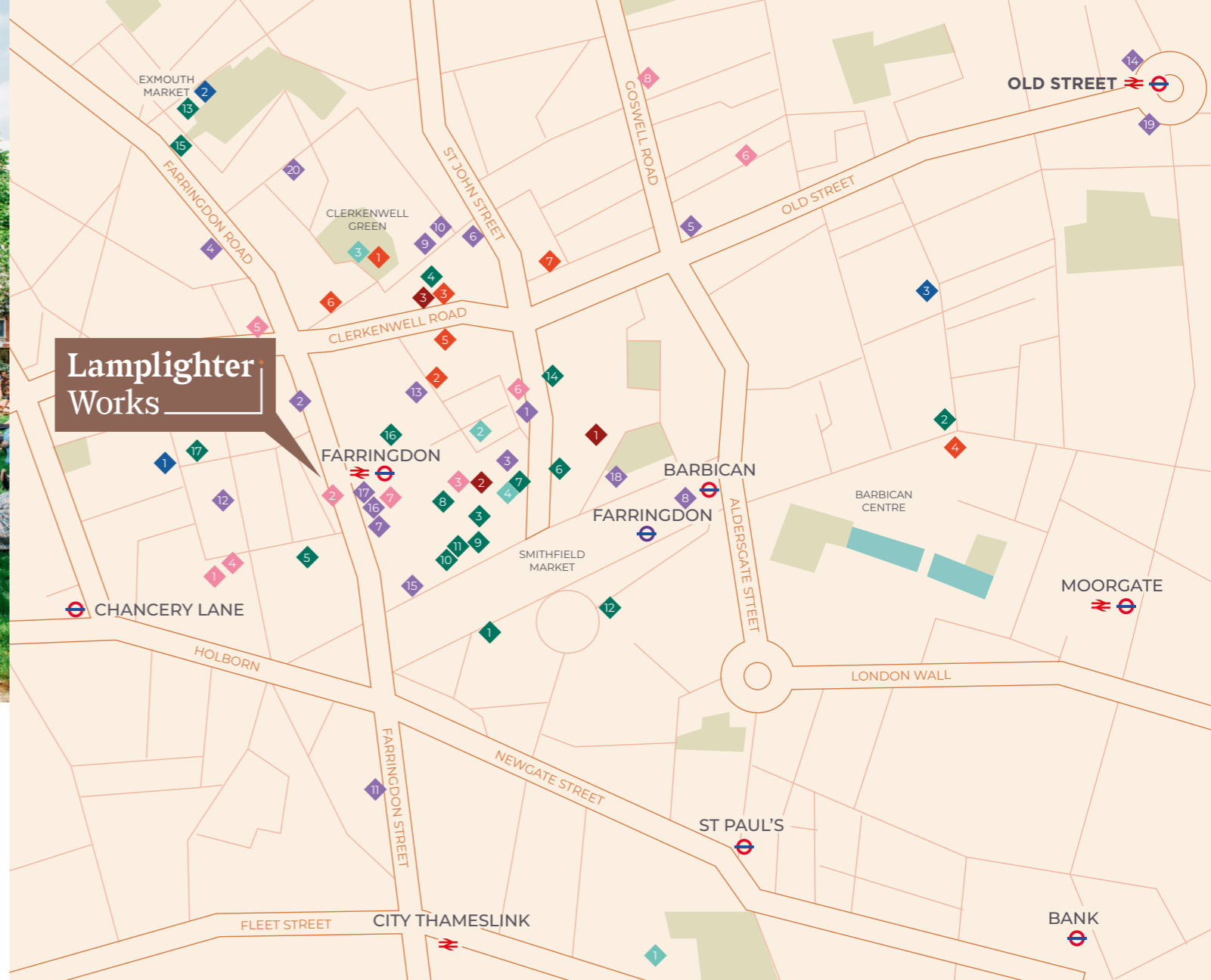
Farringdon Station offers a multitude of connections. It is one of four interchanges in London where National Rail links can be accessed via Thameslink and four London Underground services which converge here: Metropolitan, Circle, Hammersmith & City and the Elizabeth line.

With a new Elizabeth Line station opening in 2022, Farringdon's connectivity has further enhanced, now offering a direct route to counties outside the capital such as Berkshire and Essex.

Opened in 1863, Farringdon Station claims to be the oldest underground metro station in the world. The original Metropolitan line railway ran from here to Paddington and boasted gas-lit wooden carriages; transport very much moulded the shape of this area as we know it and continues to do so.



Lamplighter
Works



Cultural Clerkenwell

Clerkenwell is renowned for its food culture from Michelin starred St. John and much-loved The Quality Chophouse to caffeine connoisseurs Prufrock Coffee. Being so close to Smithfield Market, the area has abundant top-notch steakhouses and brasseries as well as street food stalls galore on Leather Lane, Exmouth Market and Whitecross Street. Boutique hotels The Zetter Townhouse and Malmaison vie for attention with their stylish interiors and cocktail bars.

An area with a history steeped in craftsmanship, Clerkenwell is without a doubt the design district of London, a title recognised and celebrated with the annual Clerkenwell Design Week. Design studios and creative agencies have long been in residence which has drawn media, tech and fashion firms as well as more corporate names looking for fresh territory.

Occupiers

1. Bene
2. Steelcase
3. AKQA
4. LinkedIn
5. Allford Hall Monaghan Morris
6. Alexander McQueen
7. Snapchat
8. TikTok
9. Unilever Prestige
10. Deloitte Digital
11. Goldman Sachs
12. Grey
13. Kurt Geiger
14. Agent Provocateur
15. Julius Baer & Corio Generation, Partners Group
16. Moo
17. Karmarama
18. Anomaly
19. Spark44
20. Zaha Hadid Architects

Restaurants

1. Bird of Smithfield
2. Côte Brasserie
3. Brutto
4. The Modern Pantry
5. Bleeding Heart Restaurant
6. St John
7. Vinoteca
8. The Fence
9. Smiths of Smithfield
10. Cubana
11. Comptoir Gascon
12. Club Gascon
13. Moro
14. Luca
15. The Quality Chop House
16. Iberica
17. Anglo

Bars & Pubs

1. The Crown Tavern
2. The Jerusalem Tavern
3. The Zetter Townhouse
4. The Jugged Hare
5. BrewDog
6. The Green
7. The Slaughtered Lamb

Hotels & Leisure

1. Malmaison
2. The Rookery
3. The Zetter Hotel

Markets

1. Leather Lane
2. Exmouth Market
3. Whitecross Market

Gyms & Wellness

1. Gymbox
2. Frame Farringdon
3. F45
4. CrossFit
5. PureGym
6. Yoga with Olivia
7. MOB45
8. Clerkenwellbeing

Cafés

1. PAUL
2. Bench
3. Grub on the Green
4. GAIL's

Space that works

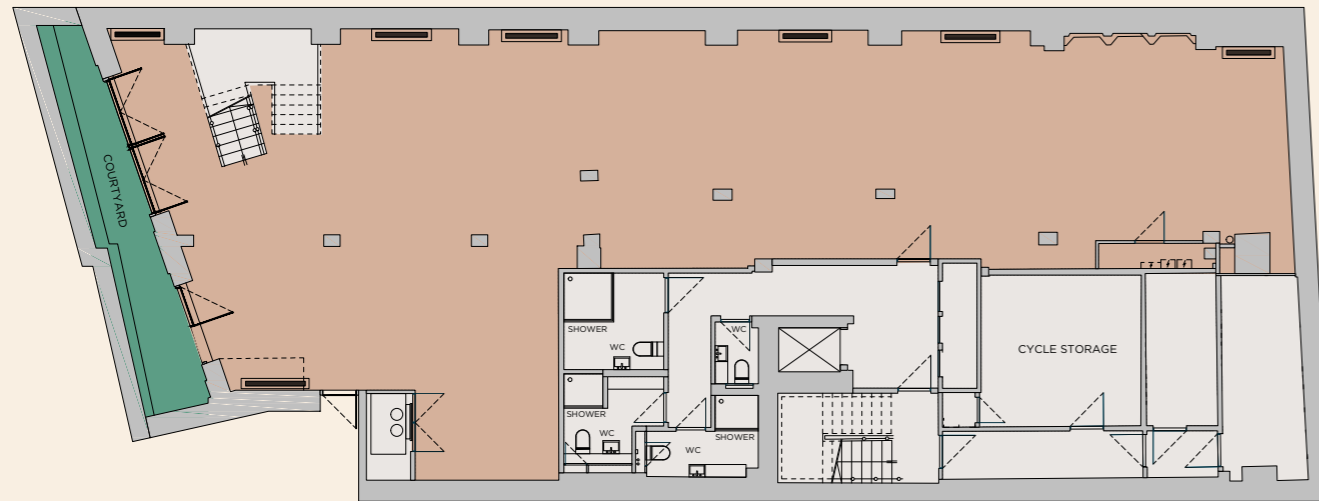
FLOOR	SQ M	SQ FT
GROUND	195.6	2,105
LOWER GROUND	192.8	2,075
TOTAL	388.4	4,180

KEY

- Office
- Core
- Terrace/Courtyard

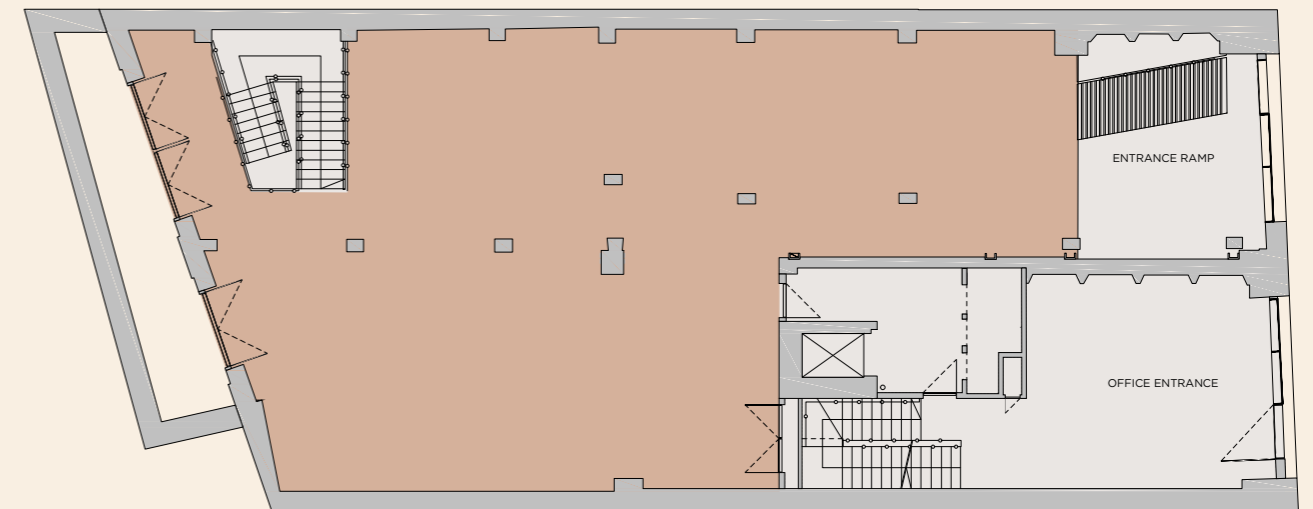
The G & LG floors benefit from their own front door accessible directly from the street and are able to be leased together as a duplex.

LG



192.8 sq m / 2,075 sq ft

G



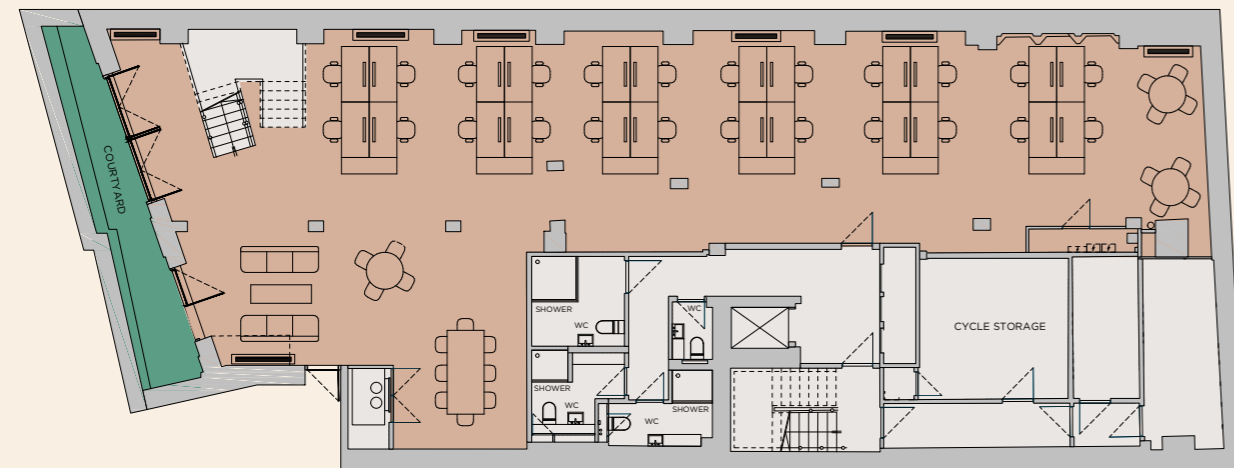
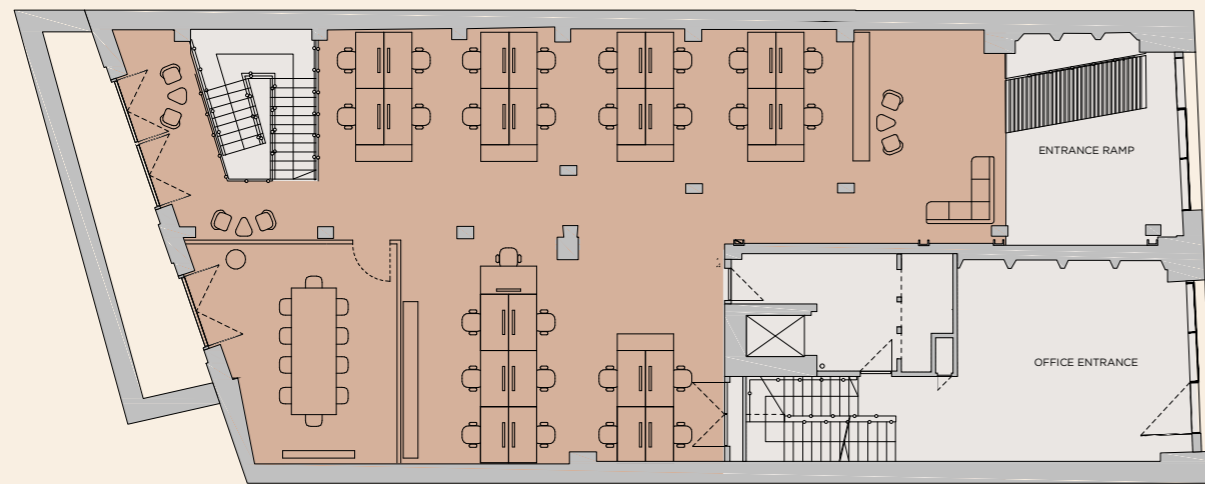
195.6 sq m / 2,105 sq ft

Flexibility in mind

GROUND AND LOWER GROUND
COMBINED SPACE PLANS

High Density Occupancy
1 person : 8 sq m

Net Internal Area: 388.4 sq m / 4,180 sq ft
Number of desk spaces: 51



Viewing:

Strictly through sole letting Agent



ELLIS BROWN

Michael Raibin

E: mr@compton.london
T: 020 7101 2020
M: 07880 795 679

James Taylorson

E: jtaylorson@ellisbrowncommercial.com
T: 020 3745 0060
M: 07843 668 730

Joshua Miller

E: jm@compton.london
T: 020 7101 2020
M: 07917 725 365

Tom Latham

E: tlatham@ellisbrowncommercial.com
T: 020 3745 0060
M: 07398 010 223

Emma Higgins

E: eh@compton.london
T: 020 7101 2020
M: 07769 605 295

Toby Thomas

E: tthomas@ellisbrowncommercial.com
T: 020 3745 0060
M: 07494 292 759

lamplighterworks.london

Misrepresentation Act:

Important: Compton and Ellis Brown Commercial give notice that (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Compton and Ellis Brown Commercial and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) Compton and Ellis Brown Commercial nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT. Floor areas expressed on a gross internal basis in accordance with the RICS Code of Measuring Practice. January 2024..

Designed and produced by Graphicks | 020 3435 6952 | [Graphicks.co.uk](https://graphicks.co.uk)

lamplighterworks.london

