

2-6 GREENHILL RENTS

# THE SMOKERY

FARRINGDON EC1

6,560 SQ FT SELF-CONTAINED OFFICE TO LET



## THE BUILDING

# A NEW CHAPTER

**Sitting on the historic smoke house premises of provision merchants J. D. Link & Son – The Smokery offers 6,560 sq ft of refurbished self-contained office space in the creative heart of Farringdon.**

The buildings accommodation comprises of lower ground to 4th floors with an abundance of natural light. The floors have been fitted to CAT A+ standard with cabling and kitchen points on every floor as well as being part furnished.

The upper floors benefit from private terraces and the building has a private courtyard at the front.



Private outdoor space & green roof



Self contained office over six floors



CAT A+ fit-out



2 minute walk to Farringdon station



4th floor terrace



Aerial view of the building









Under floor heating



Openable windows



Passenger lift



HVAC Fan coil air conditioning



Showers & bicycle storage



Targeting EPC A



1:7 occupational density



3rd & 4th floor terraces



Kitchenettes on every floor



LED lighting



## SPECIFICATION

# ALL THINGS CONSIDERED

The building features new end of journey facilities at lower ground level, meanwhile the office floors feature excellent natural light and kitchenettes on every floor, to aid tenant well-being.









THE SPACE

WORK FLOW

Floor	Sq Ft	Sq M
Fourth	481	45
Third	914	85
Second	1,395	130
First	1,393	129
Ground	1,389	129
Lower Ground	998	92
Total	6,560	609



3rd floor terrace

INDICATIVE FLOOR PLANS

LOWER GROUND

988 sq ft / 92 sq m



Open plan workstations	14
Breakout spaces	01
Kitchenette	01

GROUND

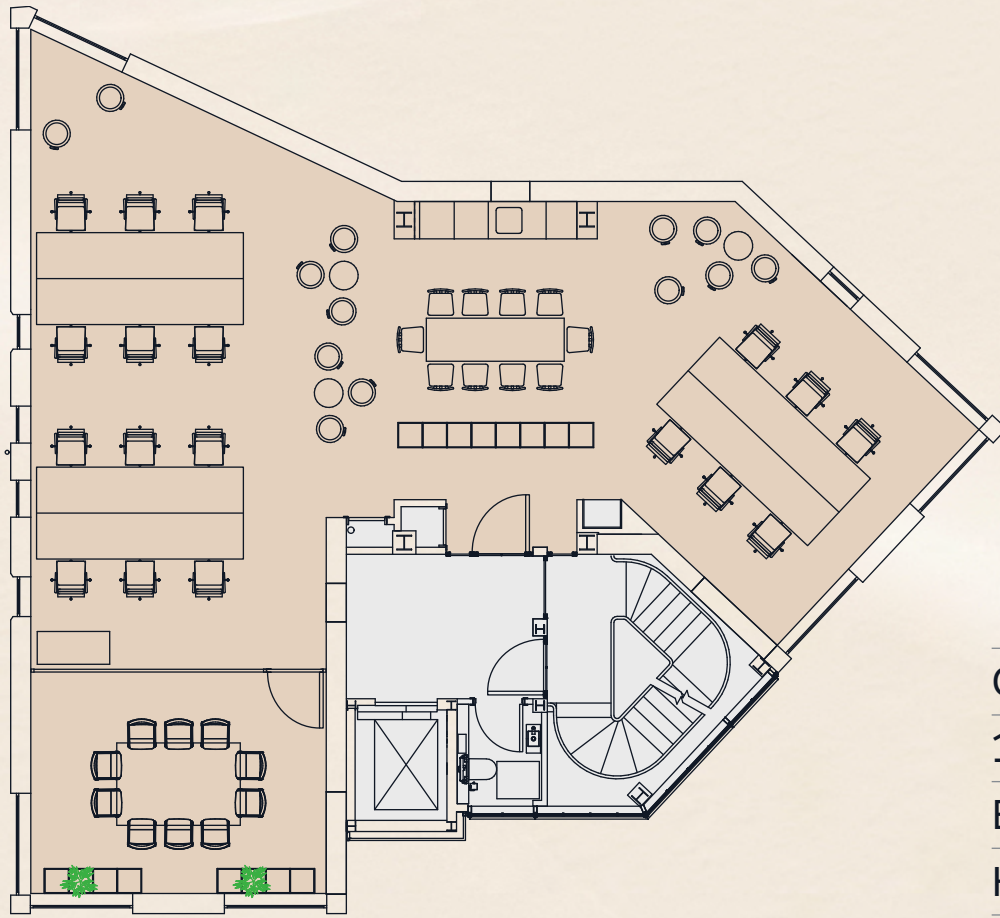
1,389 sq ft / 129 sq m



Open plan workstations	10
10 person meeting room	02
Kitchenette	01

TYPICAL UPPER

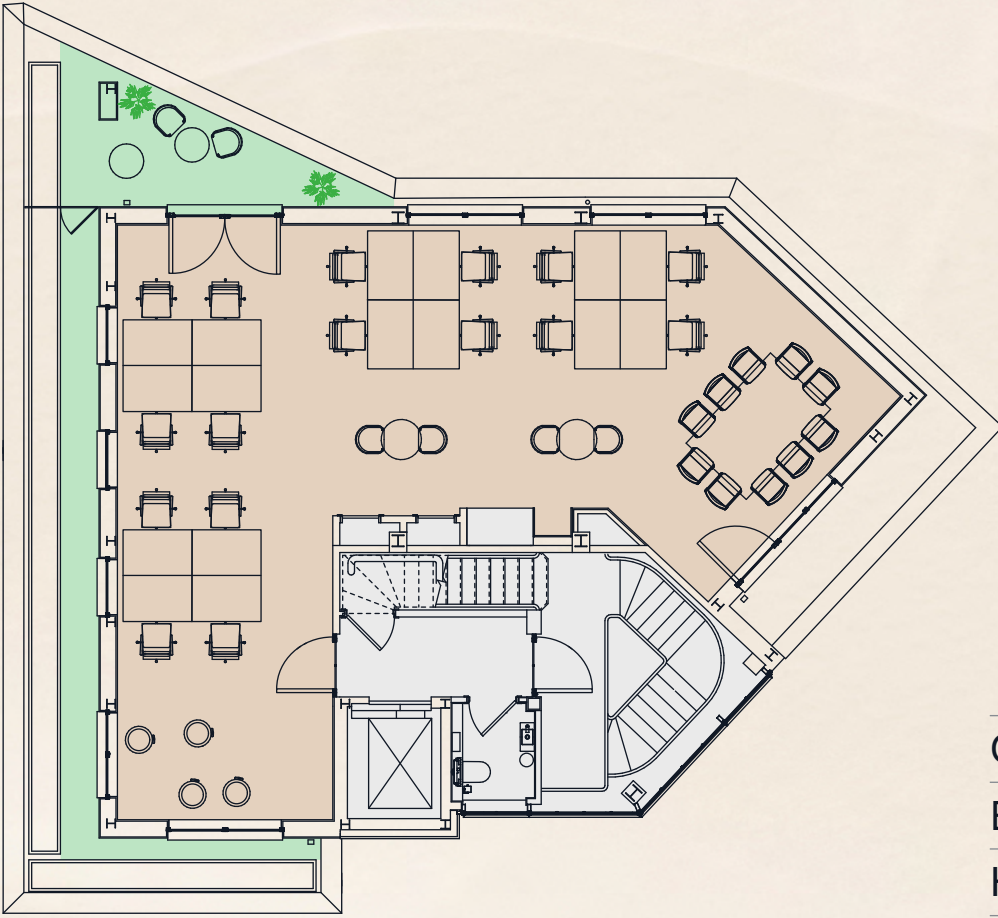
1,395 sq ft / 130 sq m



Open plan workstations	18
10 person meeting room	01
Breakout spaces	01
Kitchenette	01

THIRD

914 sq ft / 85 sq m



Open plan workstations	16
Breakout spaces	01
Kitchenette	01

Office Terrace Core

For indicative purposes only. Not to scale.





LOCAL AREA

MORNING,  
NOON & NIGHT


Farringdon offers occupiers a rich amenity mix with renowned restaurants, bars and cafés on your doorstep. The Barbican is also nearby for those in need of a cultural fix.

Farringdon station is only a two minute walk from the building, offering excellent travel connections, including access to the Elizabeth Line, providing reduced travel times across London.

WALK TIMES (from the building – source TfL)

02 mins	03 mins
Farringdon	Barbican
	

TRAVEL TIMES (from Farringdon station)

02 mins	04 mins
Liverpool St (Elizabeth Line)	King's Cross St Pancras
	



AMENITIES

RESTAURANTS

- 01 Brutto
- 02 St John
- 03 Bouchon Racine
- 04 Vinoteca
- 05 Ibérica

BARS & PUBS

- 01 The Exmouth Arms
- 02 The Viaduct Tavern
- 03 Piano Works
- 04 Smiths of Smithfield
- 05 Club Gascon

COFFEE

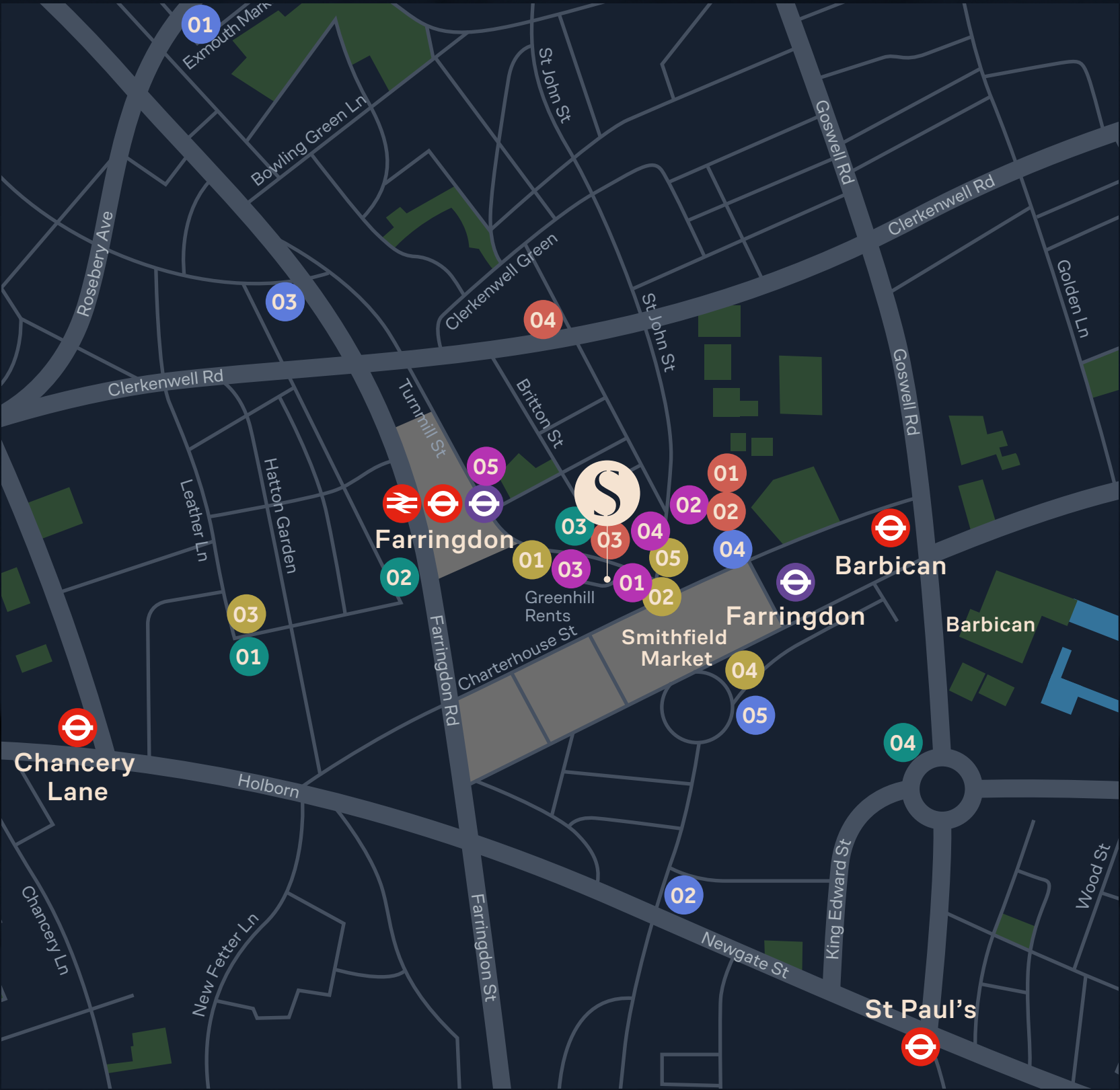
- 01 Black Sheep
- 02 Snoozze Coffee
- 03 The Artifacts
- 04 Long Lane
- 05 Gail's

GYMS

- 01 Gymbox
- 02 Nuffield Health
- 03 The Gym Group
- 04 Virgin Active

HOTELS

- 01 Malmaison
- 02 Fox & Anchor
- 03 The Rookery
- 04 The Zetter Hotel



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THESMOKERY.LONDON

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