



20 KIRBY ST

FARRINGTON



A 25,541 sq ft contemporary workspace reimagined for financial, professional and creative thinkers. Set across lower ground, ground and five upper floors, it blends cool technology with industrial chic.

Work happy, work smart.

COMMUNAL AMENITY SPACE

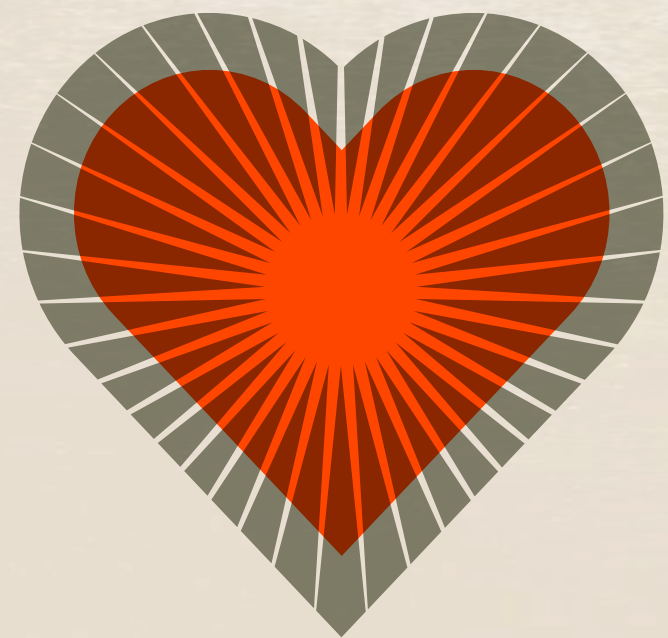


Completed Summer 2025, this dynamic building combines cutting-edge technology with stylish, contemporary interiors that pay homage to its light industrial heritage.

Designed for modern businesses, it promises an inspiring environment where you can work happy and work smart. With plenty of natural light and state-of-the-art facilities, 20 Kirby Street is set to be a hub of productivity and creativity.

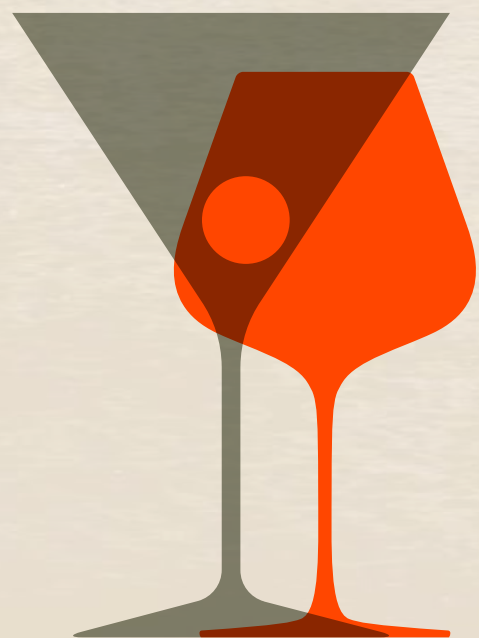
Farringdon is fast becoming a busy business hub attracting a variety of companies in the creative and technology sectors and also a number of film and television production companies.

BENEFITS



WORK HAPPY

Health and wellbeing



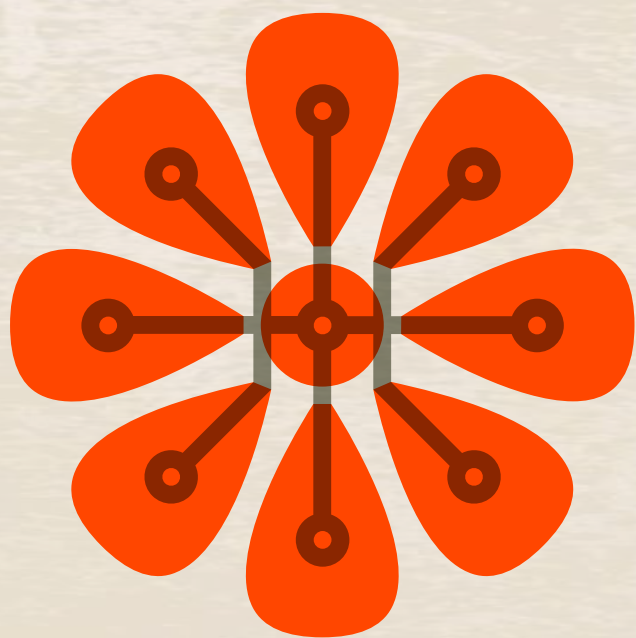
WORK PLAY

Food and fun



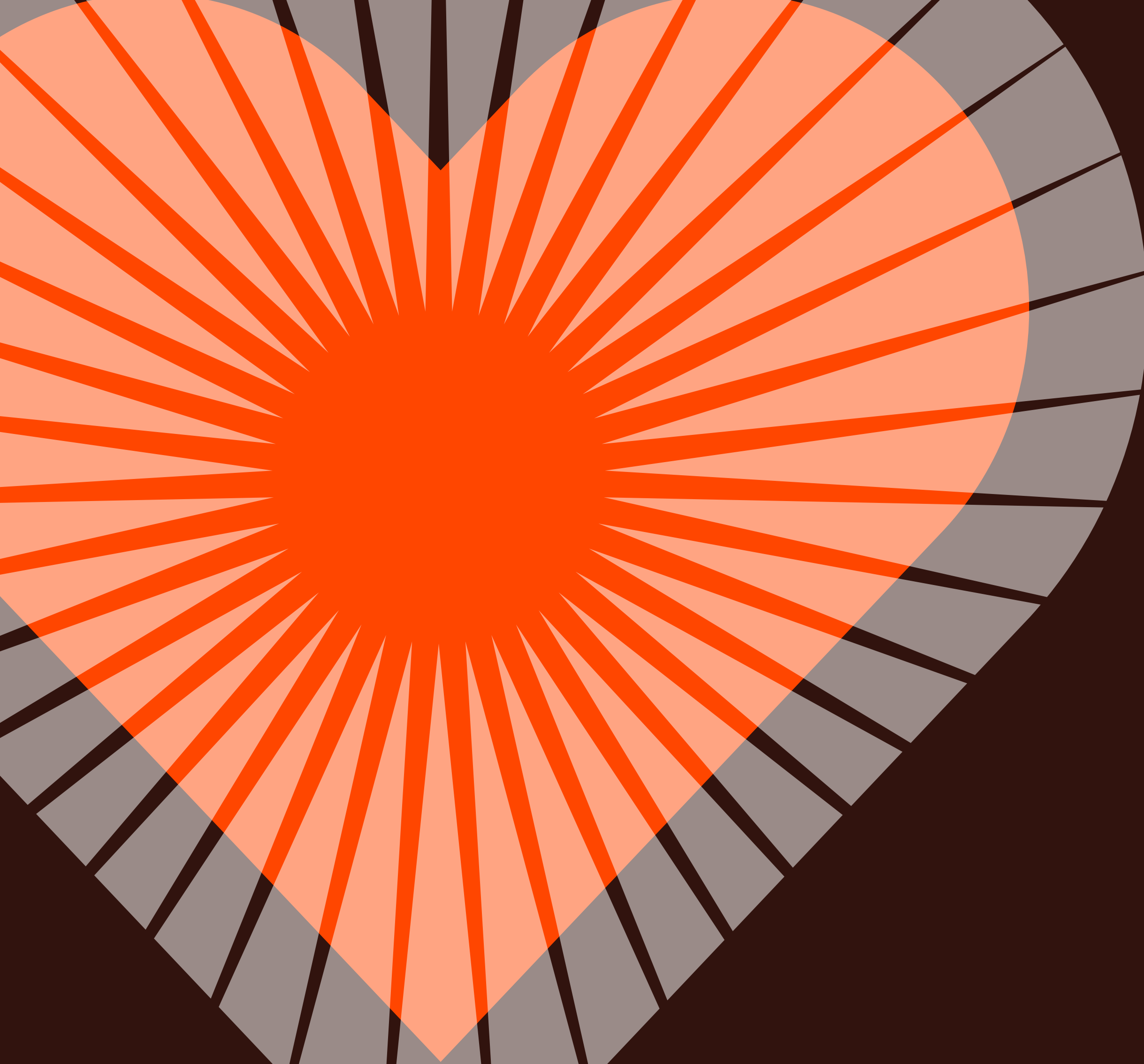
WORK STATION

Fast and frequent



WORK SMART

Efficient and effective



WORK HAPPY

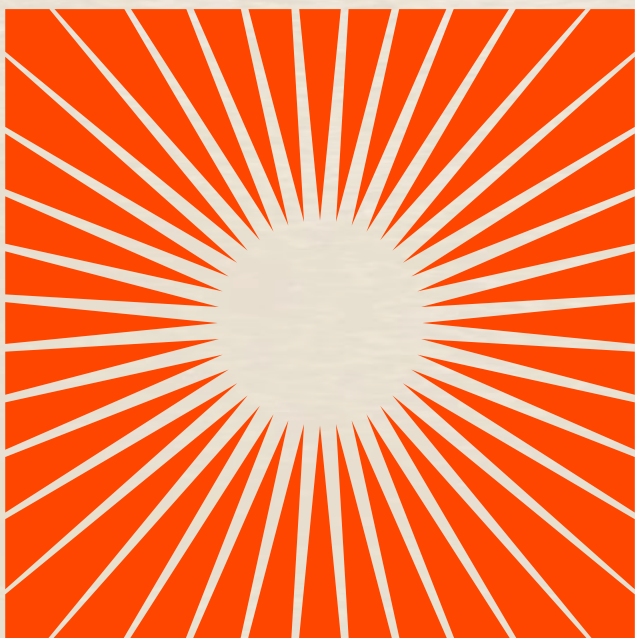
With excellent natural light throughout, a state-of-the-art gym, great end-of-journey facilities and chill zones, this will be a happy and healthy environment where all can thrive and be their best.

WELLNESS



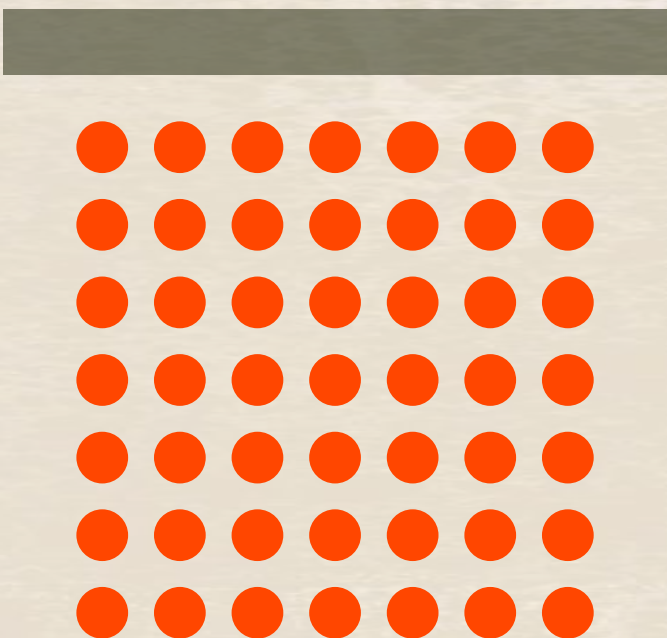
BE WELL

PRIORITISING THE MENTAL AND PHYSICAL WELLBEING OF ALL, THIS WORKSPACE ENABLES A HEALTHY MIND AND HEALTHY BODY.



NATURAL LIGHT

WITH 70 LINEAR METRES OF NATURAL LIGHT ON THREE SIDES, THIS WORKSPACE ENSURES EXCELLENT DAYLIGHT PENETRATION ACROSS THE ENTIRE FLOOR.



END OF JOURNEY

5 SHOWERS, 1 DDA SHOWER, A DRYING ROOM AND 66 LOCKERS, THIS WORKSPACE GUARANTEES YOU WILL ALWAYS BE PREPARED FOR BUSINESS.



CYCLES

62 BIKE SPACES ON THE LOWER LEVEL PROVIDES A SECURE, CONVENIENT AND EASILY ACCESSIBLE AMENITY.



WORK PLAY

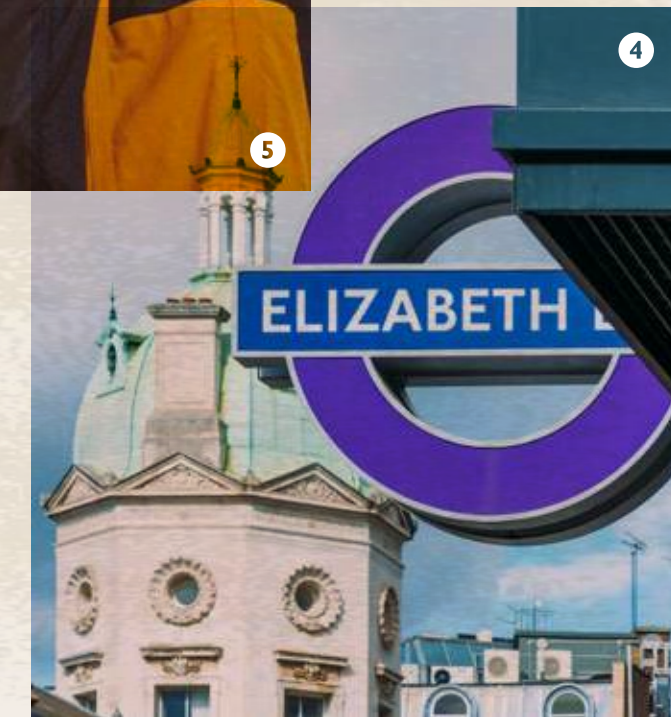
Looking for food and fun? This spot has it all! Enjoy top-notch restaurants, lively bars, comfy hotels, gyms and leisure activities. With the iconic Hatton Garden, this is a part of London like no other.



1. The Crown Tavern
2. Smiths of Smithfield
3. Gymbox
4. Farringdon Station
5. Tongue & Brisket
6. Kin restaurant
7. Black Sheep Coffee
8. Sadler's Wells Theatre
9. Leather Lane Market



From Michelin star restaurants to buzzing street food markets, cool cocktail bars to lively local pubs, this is a food lover's paradise. And with world-class dance at Sadler's Wells, top London gyms and Smithfield Market close by, Farringdon has it all.

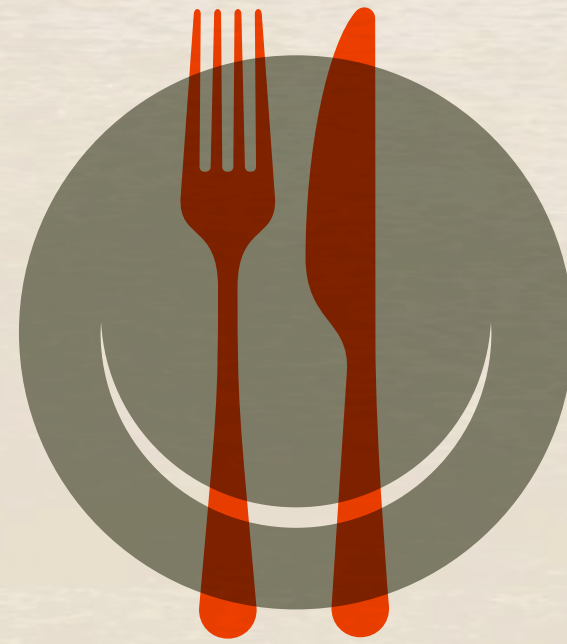


LOCAL AMENITIES



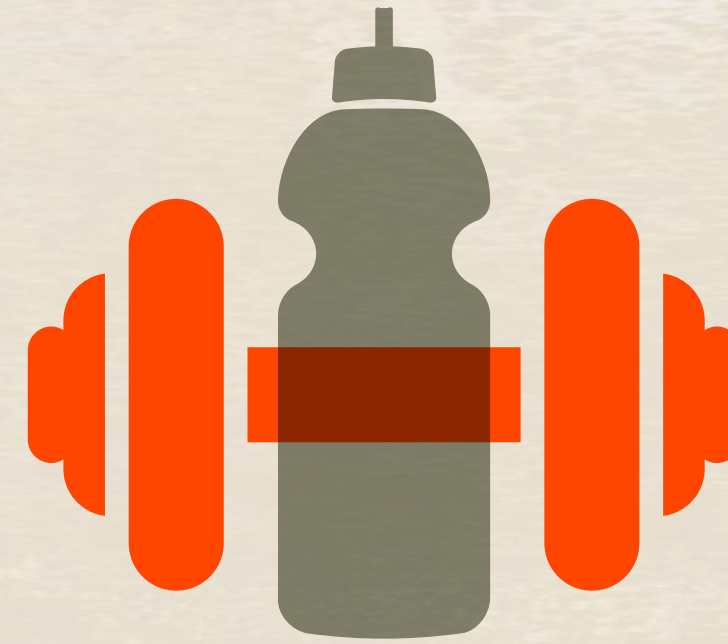
9 PUBS & BARS

WITHIN 5 MINS



40 EATERIES

WITHIN 5 MINS



3 GYMS

WITHIN 5 MINS



8 HOTELS

WITHIN 5 MINS



WORK STATION

A 3-minute walk connects to Farringdon's unbeatable transport links. Perfect for business, it offers fast and frequent access to all major connections – a dream for all commuters!

FARRINGDON STATION



ELIZABETH LINE

AN AIR-CONDITIONED, CLEAN AND FAST
LINE THAT CONNECTS EAST TO WEST
WITH EXTRAORDINARY EASE.



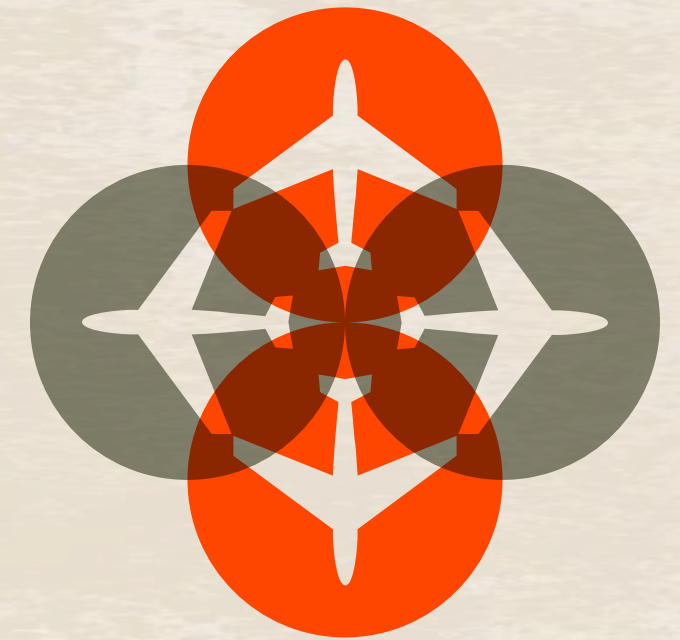
3 TUBE LINES

HAMMERSMITH & CITY, METROPOLITAN
AND CIRCLE LINES CONNECT WITH ALL
OTHER LINES ENSURING FAST ACCESS
TO ALL CORNERS OF LONDON.



THAMESLINK

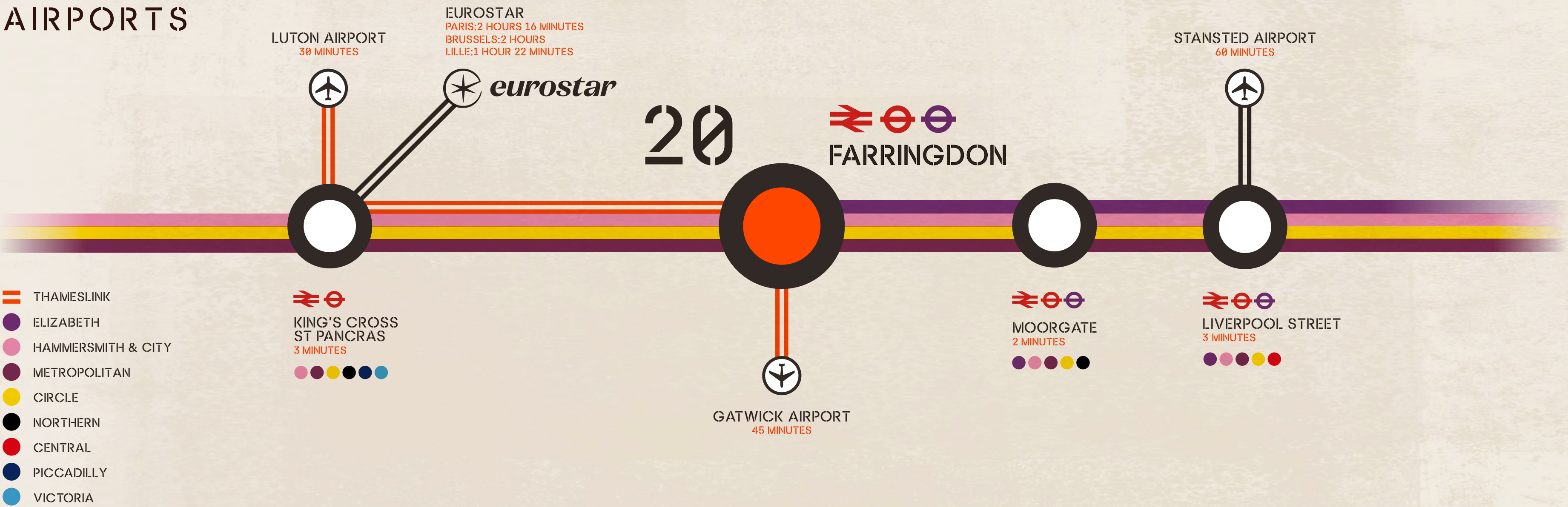
WITH OVER 500 TRAINS PASSING
THROUGH FARRINGDON EACH
DAY, THIS IS THE MOST RELIABLE
NORTH / SOUTH SERVICE.



5 AIRPORTS

INTERNATIONAL TRAVEL IS COVERED
WITH HEATHROW, GATWICK, LUTON,
STANSTED AND CITY AIRPORTS
ALL WITHIN THE HOUR.

AIRPORTS



ELIZABETH LINE





WORK SMART

The Smart Spaces app boosts productivity and satisfaction while enhancing efficiency and sustainability. This is the ultimate in eco-friendly, high-technology, efficient and effective workspace!

SUSTAINABILITY



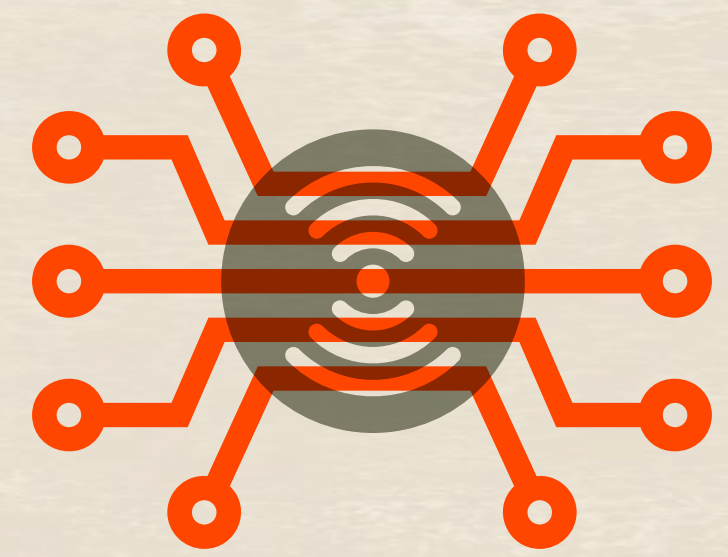
BREEAM

'EXCELLENT' IS TARGETED, REFLECTING THE DEVELOPER'S STRONG COMMITMENT TO SUSTAINABILITY AND ENVIRONMENTAL PERFORMANCE.



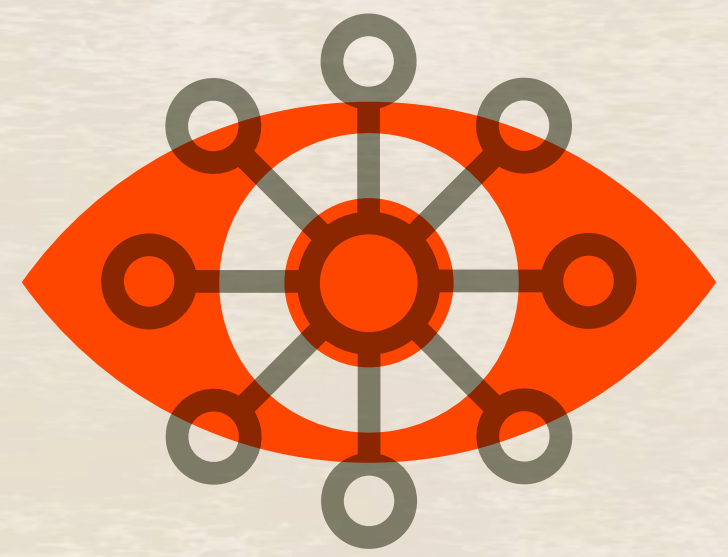
BEST PRACTISE

THIS BUILD EXCEEDS THE RICS, EMBODIED CARBON STANDARDS BY 62%.



CONNECTIVITY

THE BUILDING PROVIDES THE HIGHEST LEVEL OF DIGITAL CONNECTIVITY, INFRASTRUCTURE RESILIENCE AND IS PREPARED TO ACCOMMODATE FUTURE TECHNICAL ADVANCEMENTS.



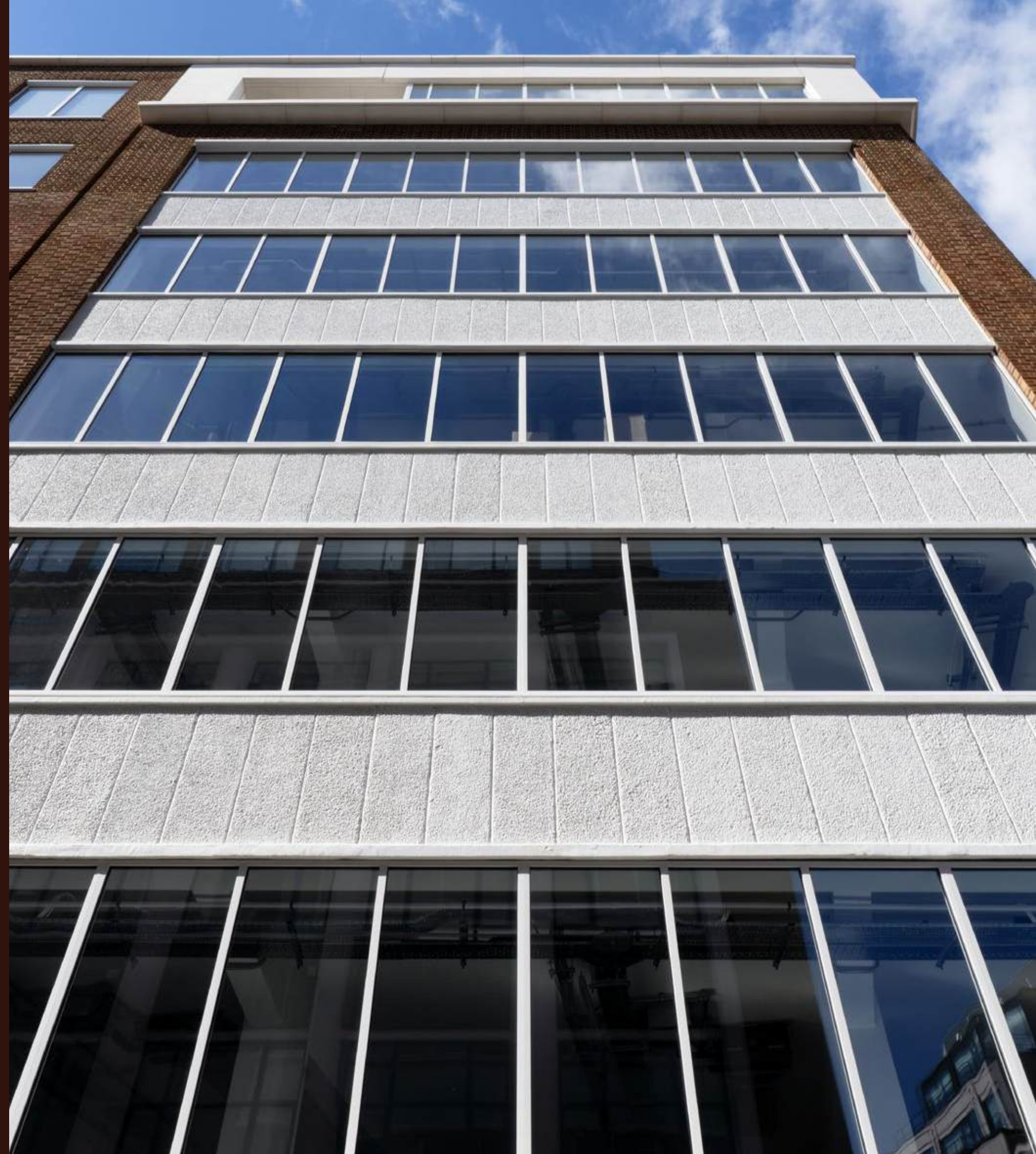
SMART TECH

THIS ENABLES ADVANCED TECHNOLOGY, AUTOMATION AND DATA ANALYTICS TO OPTIMISE THE BUILDING'S OPERATIONS, ENHANCE USER EXPERIENCE AND IMPROVE SUSTAINABILITY AND EFFICIENCY.

AREA RATIO TABLE

FLOOR	SQ FT	SQ M
5	4,025	374
4	4,155	386
3	4,158	386
2	4,156	386
1	4,307	400
G	2,931	272
LG	1,809	168
TOTAL	25,541	2,372

Note: All areas are Net Internal Areas and will be verified on completion in accordance with the RICS Code of Measuring Practice.

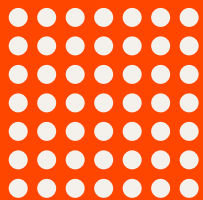


LOWER GROUND FLOOR

1,809 sq ft/168 sq m



62 BIKE SPACES



5 SHOWERS



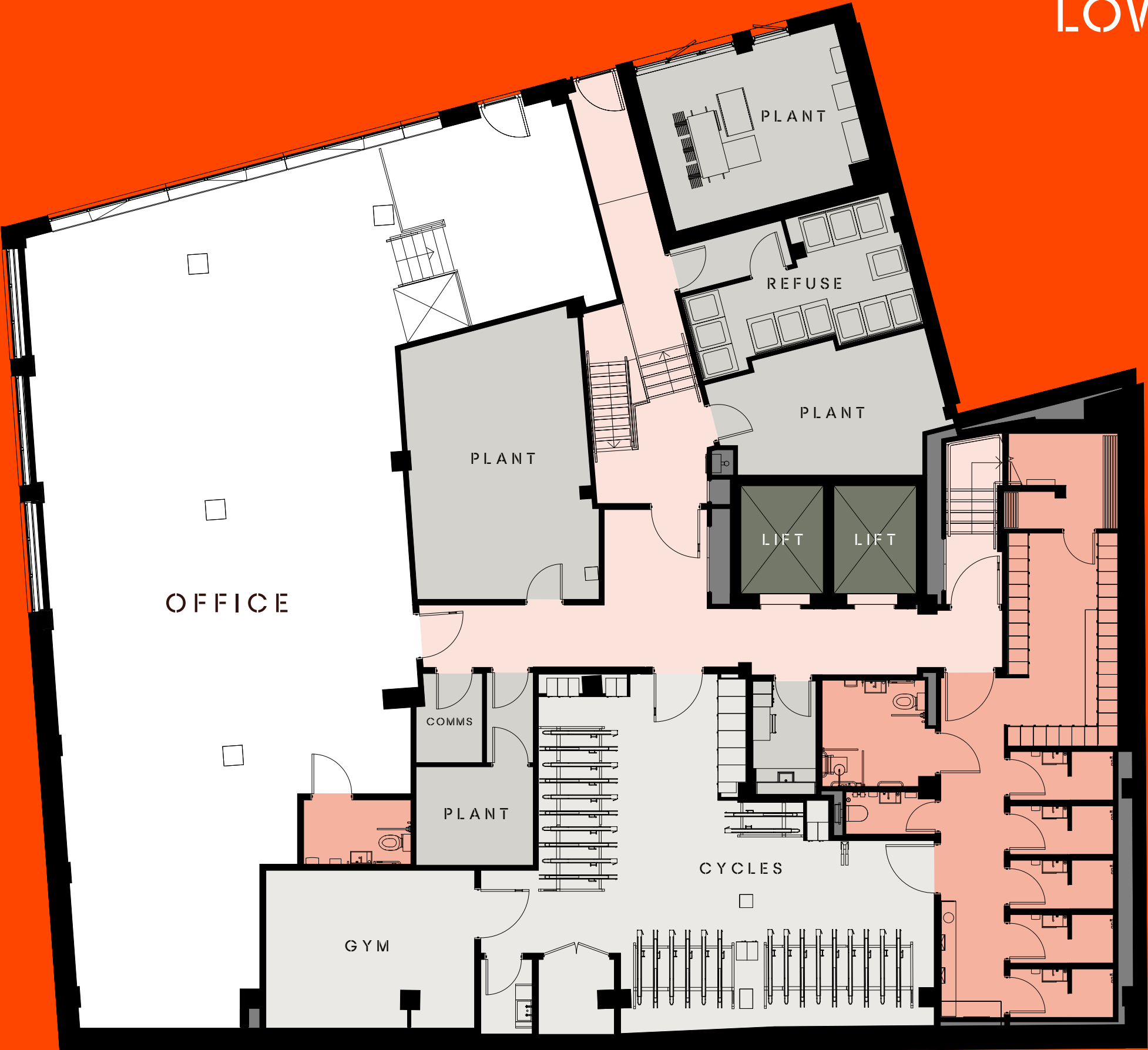
66 LOCKERS



1 DRYING ROOM

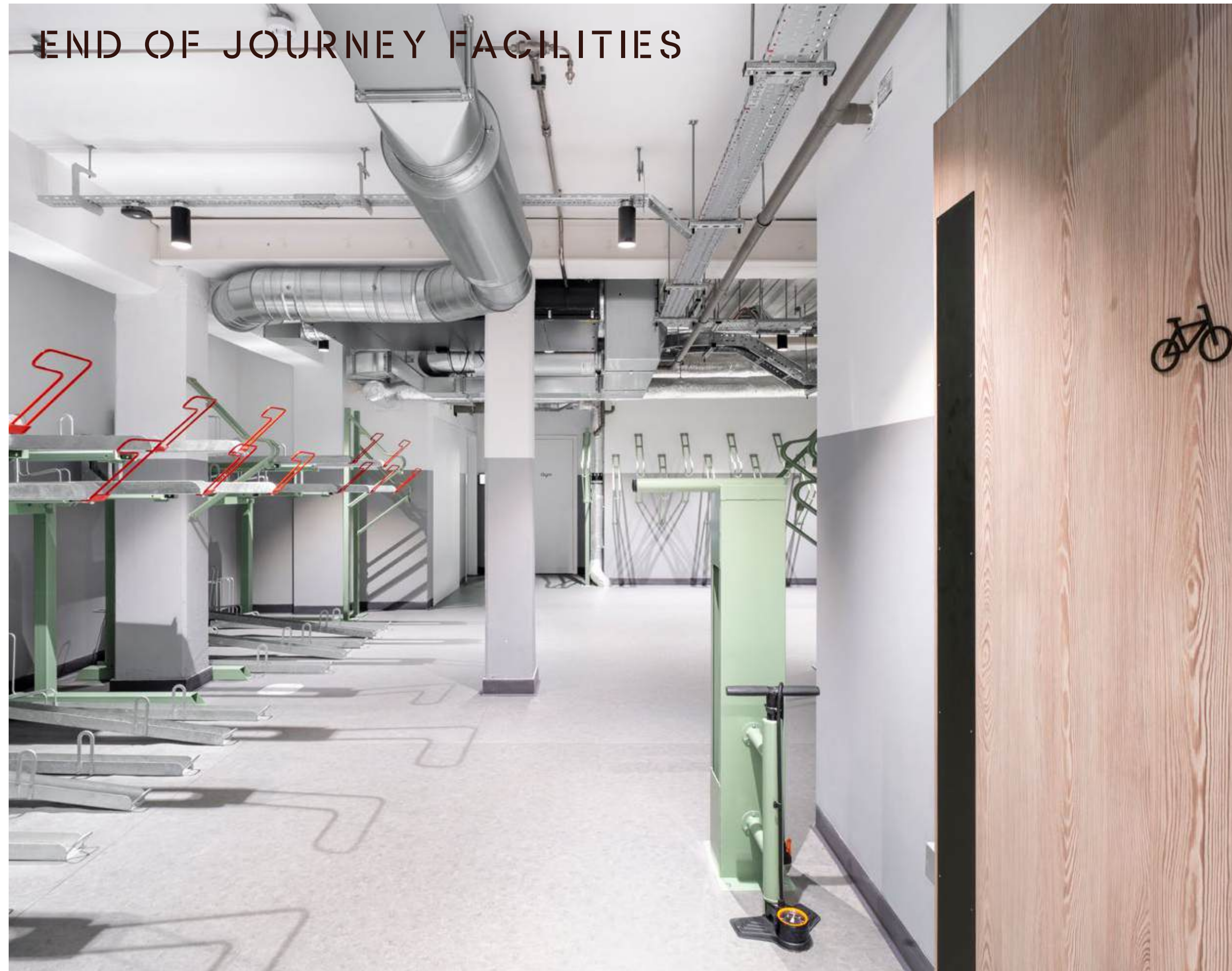


PRIVATE GYM



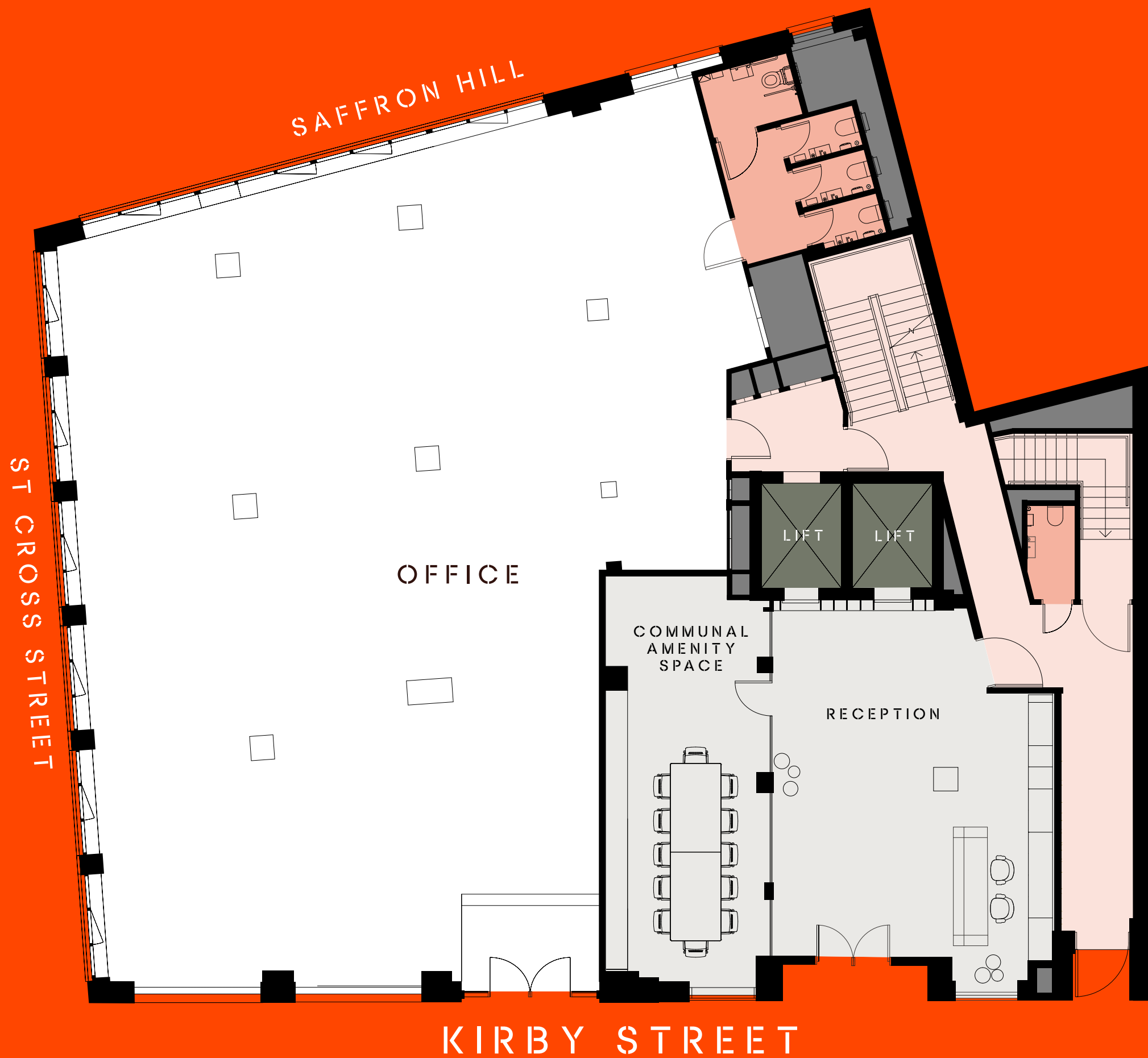
END OF JOURNEY FACILITIES







GROUND FLOOR
2,931 sq ft/272 sq m



RECEPTION



RECEPTION

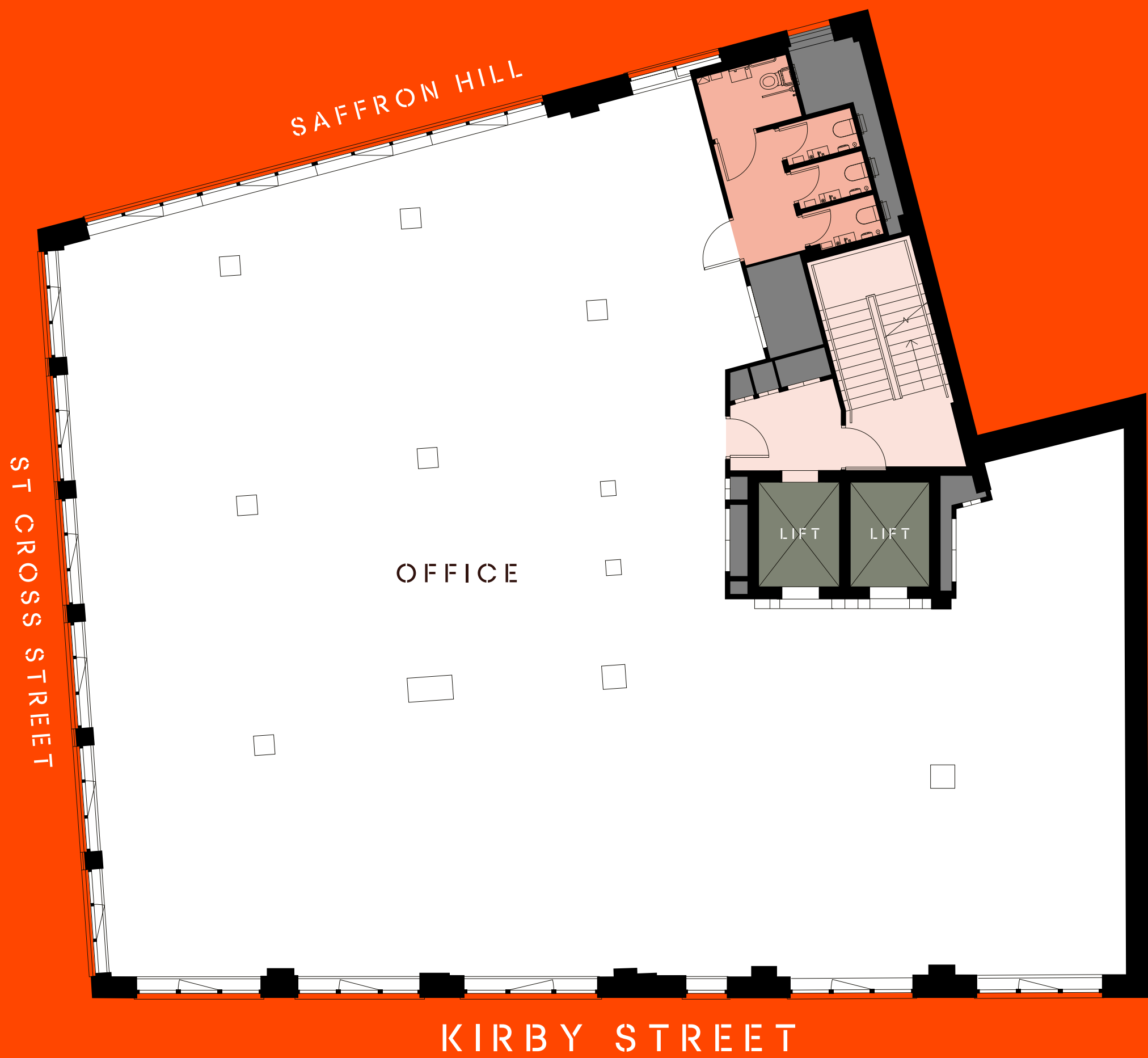








FIRST FLOOR
4,307 sq ft/400 sq m



OCCUPANCY DATA

ON FLOOR OCCUPANCY [SEATS]

Open Plan Desks 44

MEETING ROOMS

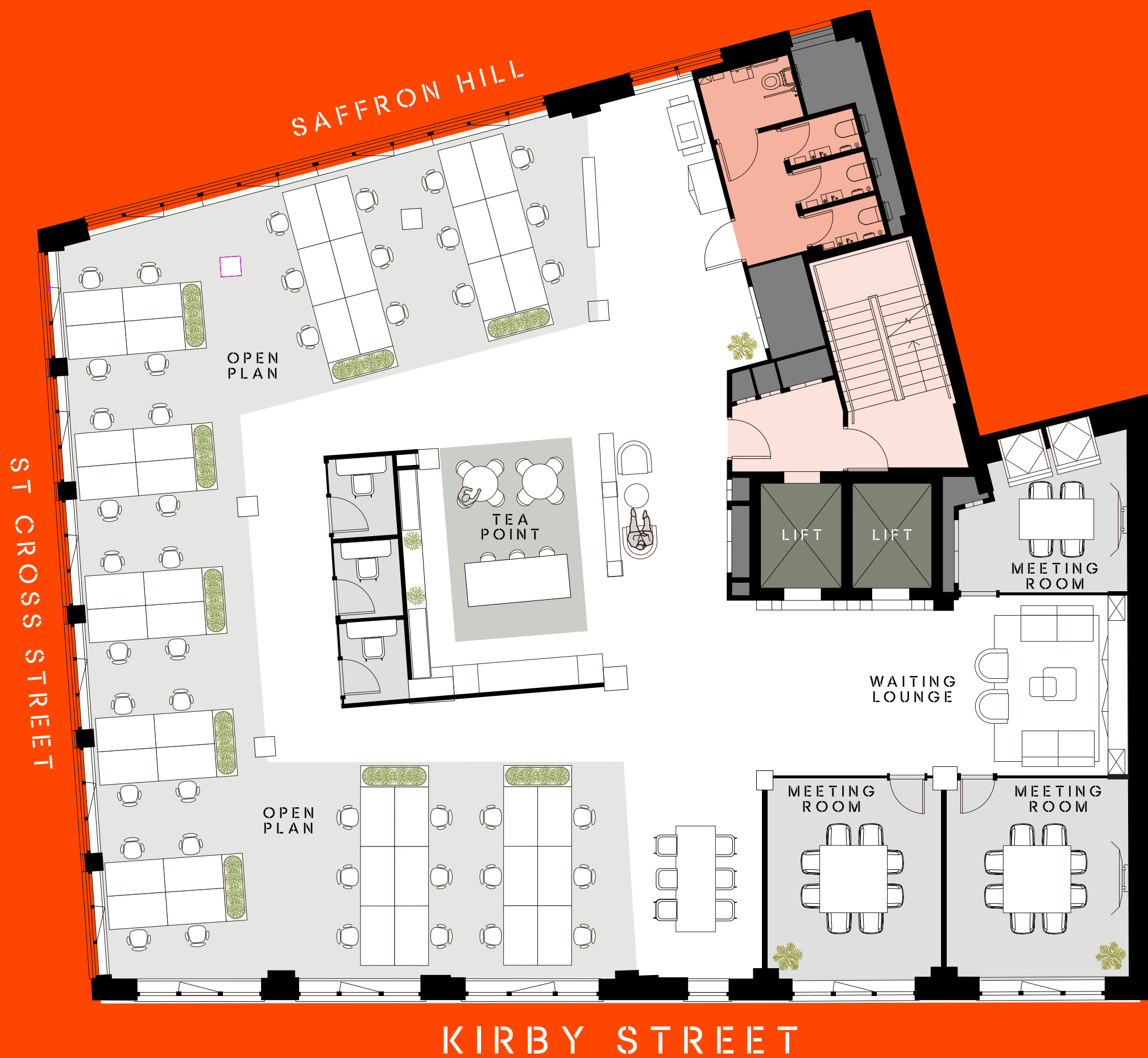
x8 Person Meeting Room 2
x4 Person Meeting Room 1
Phone Booths 3

COLLABORATION & SOCIAL

Waiting Lounge 1
Teapoint with Breakout 1
x6 Person High Bench 1
Printing 1

Total Seats 84
Total Headcount 44
Occupancy Density 1:9/sq m

FIRST FLOOR
OPEN PLAN
4,307 sq ft/400 sq m



FIRST FLOOR



TEAPOINT



BREAKOUT

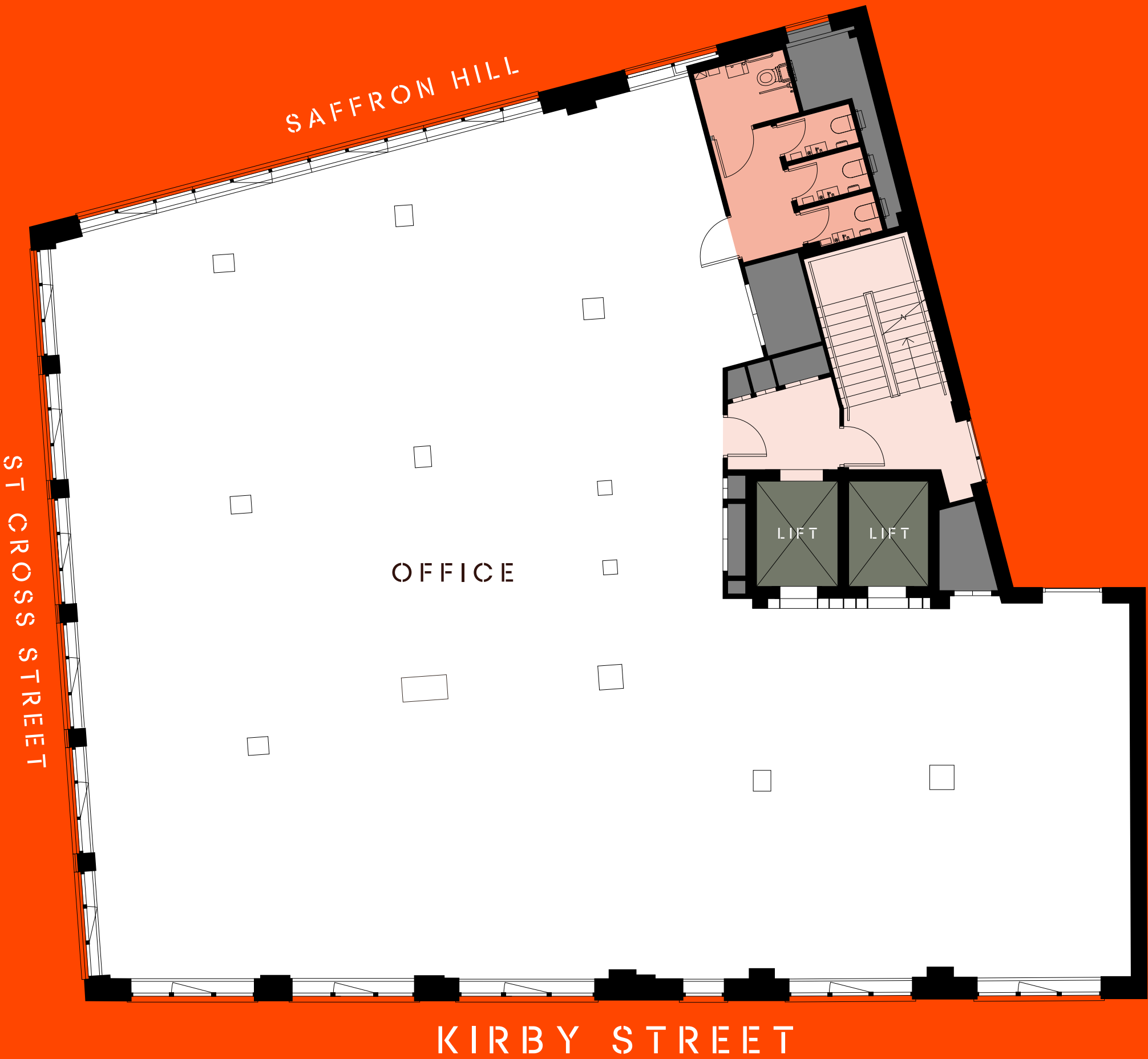


MEETING ROOM



SECOND FLOOR

4,156 sq ft/386 sq m



OCCUPANCY DATA

ON FLOOR OCCUPANCY [SEATS]

Open Plan Desks 40

MEETING ROOMS

x8 Person Meeting Room 2
x6 Person Meeting Room 1
Phone Booths 2

COLLABORATION & SOCIAL

Waiting Lounge 1
Breakout Lounge 1
Teapoint with Breakout Area 1
x6 Person High Bench 1
Printing 1

Total Seats 70
Total Headcount 40
Occupancy Density 1:9.6/sq m

SECOND FLOOR
MEDIA PLAN
4,156 sq ft./386 sq m





THIRD FLOOR

4,158 sq ft/386 sq m





FOURTH FLOOR

4,155 sq ft/386 sq m









FIFTH FLOOR

4,025 sq ft/374 sq m
Terrace 138 sq ft/13 sq m

FIFTH FLOOR



FIFTH FLOOR



FIFTH FLOOR



FIFTH FLOOR TERRACE



SUMMARY SPECIFICATION



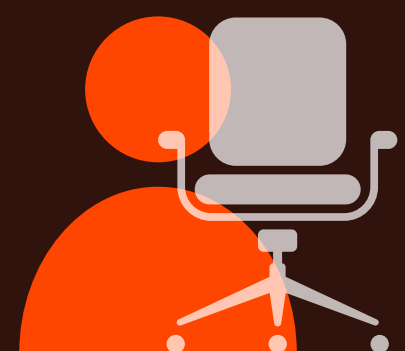
SMART SPACES
BUILDING MANAGEMENT APP



100%
ELECTRIC



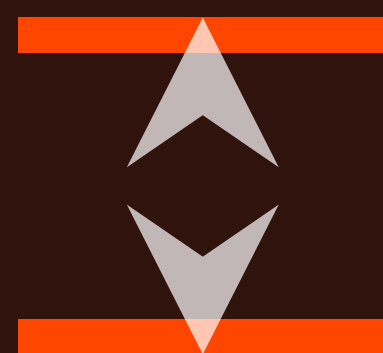
EPC 'B'
RATING ACHIEVED



OCCUPANCY
1 PERSON / 10 SQ M OF NET LETTABLE AREA



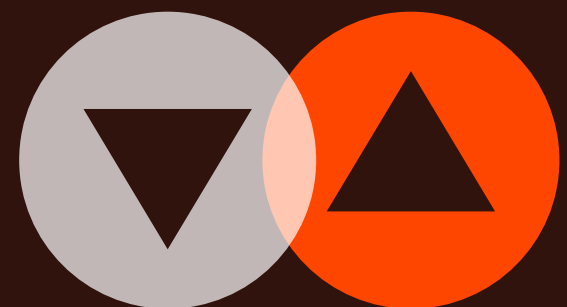
AIR CON
VRF COOLING AND HEATING



FLOOR TO CEILING
TYPICALLY 2.8M RAISED FLOOR TILE
TO SOFFIT



RAISED FLOOR
269MM VOID WITH 600X600 MM
RAISED FLOOR TILE ABOVE



LIFTS
2 X 13 PERSON PASSENGER LIFTS
LIFT SPEED OF 1.6M / SECOND

OUTLINE SPECIFICATION

1.0 DEVELOPMENT TARGETS

The project is targeted to comply with the following:	
BREEAM	‘Excellent’ Rating
EPC RATING	B

2.0 OCCUPANCY

The following design criteria apply in respect of occupancy:	
Fire Escape	1 person/6.5 sq m
Indoor Climate <small>(Office)</small>	1 person/10 sq m
WC Accommodation <small>(Office)</small>	1 person/8 sq m

3.0 RECEPTION

The reception will be single height (c2.85m clear) and finished to a high-quality standard, suitable for the market.

Reception will be furnished with high quality feature walls and flooring. Reception includes an area of seating/waiting area.

The reception entrance includes double door accessible via Kirby Street.

4.0 OFFICE ACCOMMODATION

A raised access floor zone – 269mm with a 31mm 600x600 raised floor tile on top.

High-level services, including lighting, cable trays, fire alarms and mist systems will be exposed.

Ceilings to office floors from ground – fourth floor will have a plastered and painted finish tight to the structure. Fifth floor will have an exposed painted structural soffit.

Riser doors will be flush with concealed frames and hinges.

RAISED FLOOR TO SOFFIT HEIGHTS	
Fifth floor	3.25
Third, Fourth floors	2.80
Ground, First, Second floors	2.83
Lower Ground	2.99
Internal Acoustic Criteria	NR38

5.0 SANITARY ACCOMMODATION

Toilet accommodation and disabled facilities to be provided as unisex WC compartments to BCO Guidelines, with facilities on each of the office floors together with visitor facilities on the ground floor and supplementary tenant’s facilities within the changing rooms at lower ground floor.	
Unisex WC’s	3
DDA WC	1
<small>(accessible via a lobby area from each of the office floorplates)</small>	
Toilet and core areas will be finished to a high standard suitable to the market.	
Toilet areas to include handwash basins, bins, soap dispensers and paper towel dispensers.	
Occupancy <small>(Designed for future flexibility)</small>	1:8

6.0 CYCLE STORAGE & CHANGING FACILITIES

Cycle spaces provided at lower ground Floor accessible from Saffron Hill.	
A total of 62 long stay cycle spaces, breakdown as follows:	
Full size bike storage racks	50
Foldable Bike spaces	12
Cycle repair station	1

Showers, WC’s and drying room are also located at lower ground floor, breakdown as follows:	
Unisex showers	5
DDA shower	1
WC’s	2
Drying Room	1
Lockers	66

7.0 LIFTS

The development comprises a new core, with two new lifts to be provided. The proposed lifts will serve Lower Ground floor to Fifth floor. Details of lifts as follows:

1 passenger, single entry, 13-person lift, with a lift speed of 1.6 m/second.

1 passenger, dual entry, 13-person lift, with a lift speed of 1.6 m/second. This lift is to double as a goods lift and evacuation lift.

Finishes

All internal passenger lift cars are to be finished to a high standard, suitable for the market. Including allowance for floor finish to match reception area.

8.0 STRUCTURAL FLOOR LOADINGS

AREA	PROPOSED LOAD (kN/SQ M)	
	FINISHES	IMPOSED
Office	0.85 kN/sq m + 1.1 kN/sq m	2.75 kN/sq m + 1.0 kN/sq m
Roof	1.0 kN/sq m	0.75 kN/sq m
Plant	0.85 kN/sq m	7.5 kN/sq m at basement 2.5 kN/sq m at roof

9.0 MEPH SYSTEMS

Centralised ventilation system including AHU with Heat recovery, supply and extract ductwork, air terminals, floor diffusers, fire dampers. Air conditioning: 3-pipe VRF cooling and heating, located at high level, ceiling mounted, fresh air delivered under floor. Associated condensers located at roof level. All services to be fully electric.

Ventilation*	1:10
Heat gain and heat loss*	1:10
Domestic Tank sizing*	1:10
Domestic hot water*	1:10
Tenants lighting load allowance*	5.5 w/m²
Tenants small power load allowance*	6 w/m²
SER nominal load allowance*	10kW per 1,000m²
Landlord’s standby power	To all safety systems
Diverse power	400 kVA Landlord generator

*As per BCO design criteria.

Each floor to be sub-metered.

Trend BMS monitoring system.

New Security/Access Control system compatible with Smart Spaces interface.

New CCTV system compatible with Smart Spaces InterfaceFuture connections for tea points provided.

All new lighting, with internal and external lighting and control systems.

Fire

Design and provision of a fire detection and alarm system throughout to building. Design and provision of a fireman’s control centre at the ground floor fire-fighting entrance to include a full function fire alarm repeater panel (including misting system indication), fire telephone system master handset system, firefighting generator indication.

BS 5839-1 Category L1 system will be installed throughout the building.

Fire telephone system to serve the lift and stair lobby areas at each level in refuge locations. Dry risers installed within the core area at each level.

The building shall be protected and served by a centrally located water mist system designed to the requirements of BS 8489-1:2016 Fixed fire protection system – Industrial and commercial water mist Part 1: Code of practice for design and installation systems. The water mist system shall be inclusive of water storage tank, associated pumps and electrical equipment, valve arrangements and associated pressure and flow switches. In addition to this, mechanical ventilation shall be provided in the core lobbies.

A disabled refuge call system, to comply with the requirements of BS 5588 Parts 8 & 11 in accordance with the requirements of BS 5839-9, provided to facilitate two-way communication between the disabled refuges identified in the fire strategy and the fire service entrance at ground floor. A disabled WC alarm system provided in accordance with Approved Document Part M of the Building Regulations.

Emergency Escape lighting and Exit signage wiring and controls.

10.0 SMART BUILDING SERVICES

Building services integration with Smart Spaces App.

Building will be powered by Smart Spaces, including access control.

Architect: DLA Arcitecture
Building services: BTP Consultants
Structural engineer: Heyne Tillet Steel
BREEAM advisor: Encon Associates
Planning advisor: DP9

LEASING ADVISORS



Nick Codling
+44 (0) 7917 593 469
nick.codling@knightfrank.com

Tom Latham
+44 (0) 7483 463 225
tom.latham@knightfrank.com

Peter Gray
+44 (0) 7765 220 528
peter.gray@knightfrank.com

Abby Dwan
+44 (0) 7976 084 158
abby.dwan@knightfrank.com



James Walker
+44 (0) 7957 388 184
james.walker@avisonyoung.com

Jamie Major
+44 (0) 7799 341 569
jamie.major@avisonyoung.com

Daniel Gilbert
+44 (0) 7879 475 112
daniel.gilbert@avisonyoung.com

20KIRBYST.COM

Misrepresentation Act 1967 and declaration
Knight Frank and Avison Young for themselves and for the vendor/lessor as agents for the vendor/lessor gives notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any other third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. September 2025.
All images shown are indicative only.

A DEVELOPMENT BY
3NF | MORGAN
REAL ESTATE