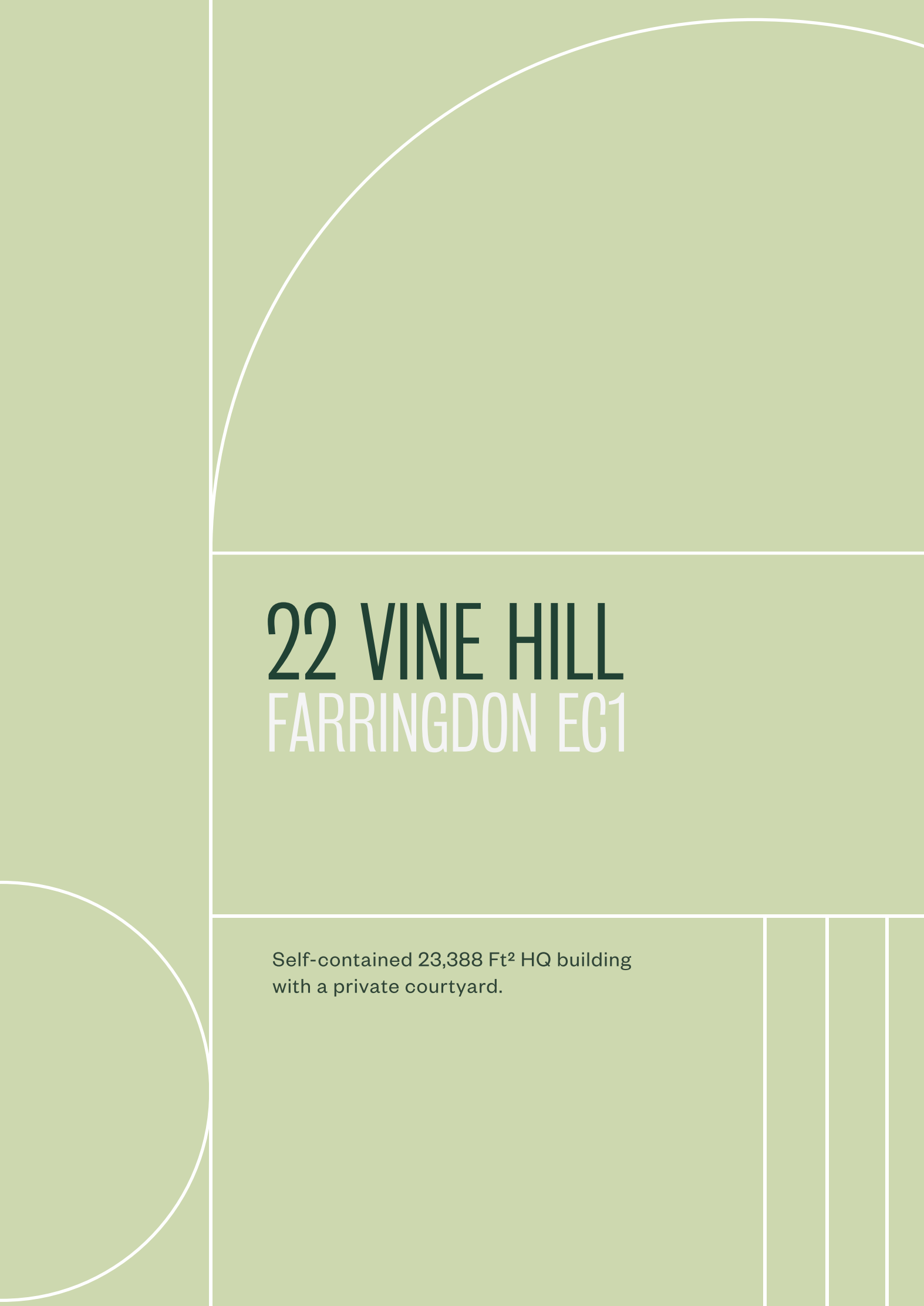




22 VINE HILL

FARRINGTON EC1

Self-contained 23,388 Ft² HQ building
with a private courtyard.



Vill Hill entrance

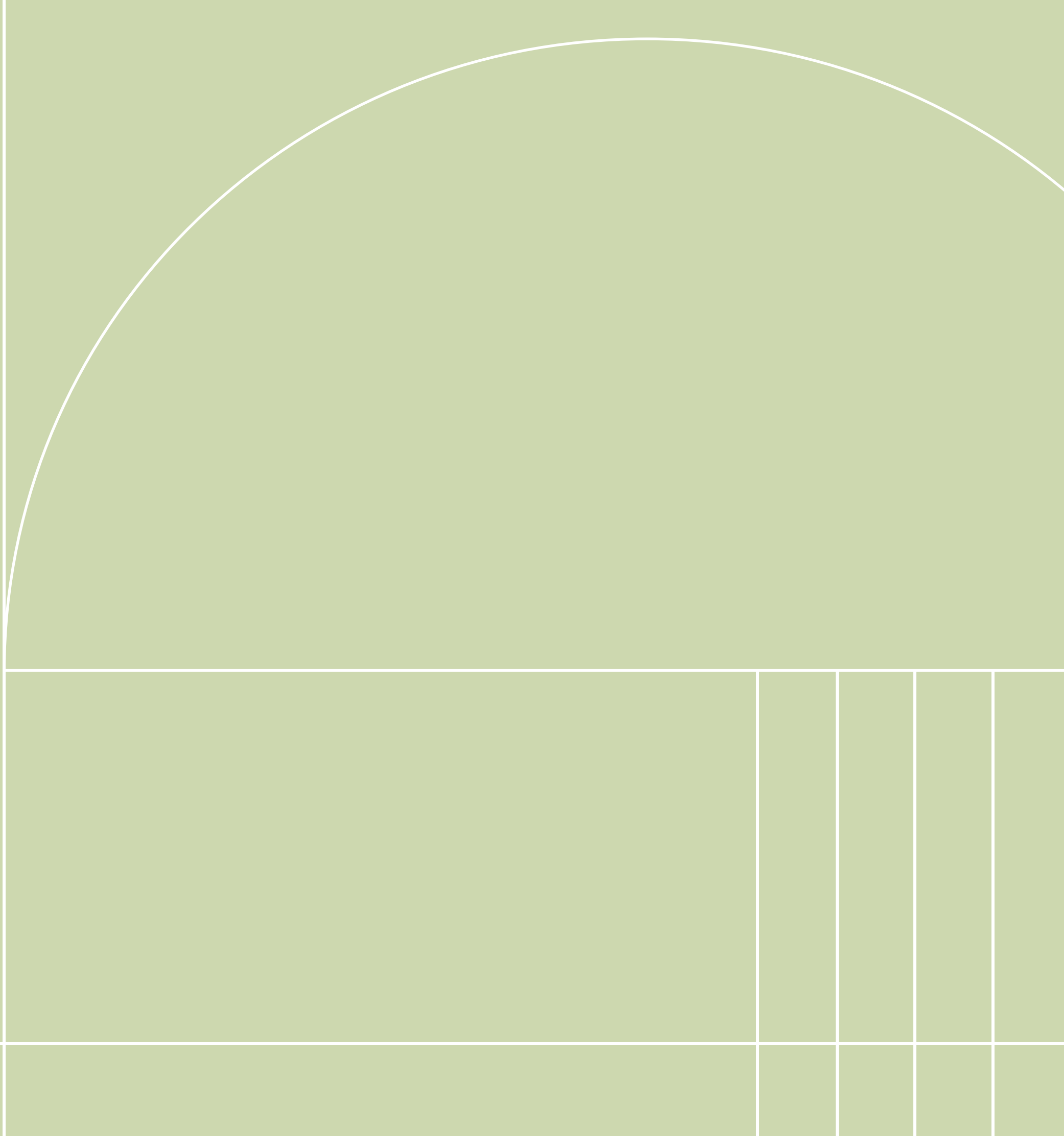
SPACE TO GROW PLACE TO THRIVE

22 Vine Hill is a high-quality headquarters for a forward-thinking business, in the heart of vibrant Farringdon.

Two expansive floors provide bright, modern offices and original arched vaults transformed into collaborative bays. Moreover, your internal space spills out into a secluded private courtyard.

Your entrance is tucked away on the quiet cul-de-sac of Vine Hill, and all around you have the creative and social hotbeds of Farringdon and its neighbouring villages, Clerkenwell and Islington.

01 BUILDING



AN IMPRESSIVE SPECIFICATION

Reimagined by architects Buckley Gray Yeoman, this contemporary warehouse conversion repurposes an extraordinary space into a remarkable multifaceted workplace.

Tall, steel-framed windows and aptly positioned light wells immerse the interiors in natural light. Exposed brickwork, pale floors of stone and wood, and a feature spiral staircase set a creative tone. Complementing the spacious office floors are a double-height reception, unique breakout areas and comprehensive end-of-journey facilities.

CONVERTED WAREHOUSE
TRANSFORMED INTO A SELF-
CONTAINED OFFICE SPACE

BGY

DESIGNED BY
AWARD-WINNING ARCHITECTS
BUCKLEY GRAY YEOMAN



LOCATED IN
THE HEART OF
FARRINGDON

OUTDOOR SPACES
INCLUDING A PRIVATE,
LANDSCAPED COURTYARD



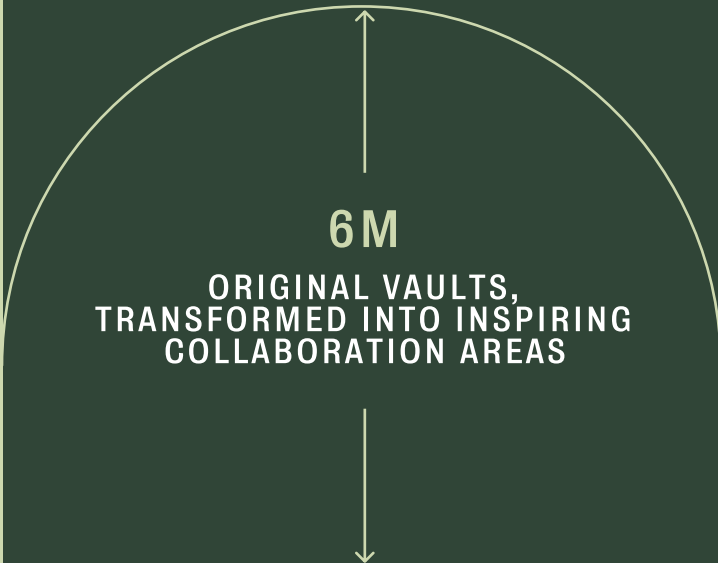
SPACIOUS DOUBLE
HEIGHT RECEPTION



EXPOSED
ORIGINAL BRICKWORK



6M
ORIGINAL VAULTS,
TRANSFORMED INTO INSPIRING
COLLABORATION AREAS



STRIKING FEATURE
STAIRCASE



28 SECURE CYCLE SPACES
AND 4 SHOWERS





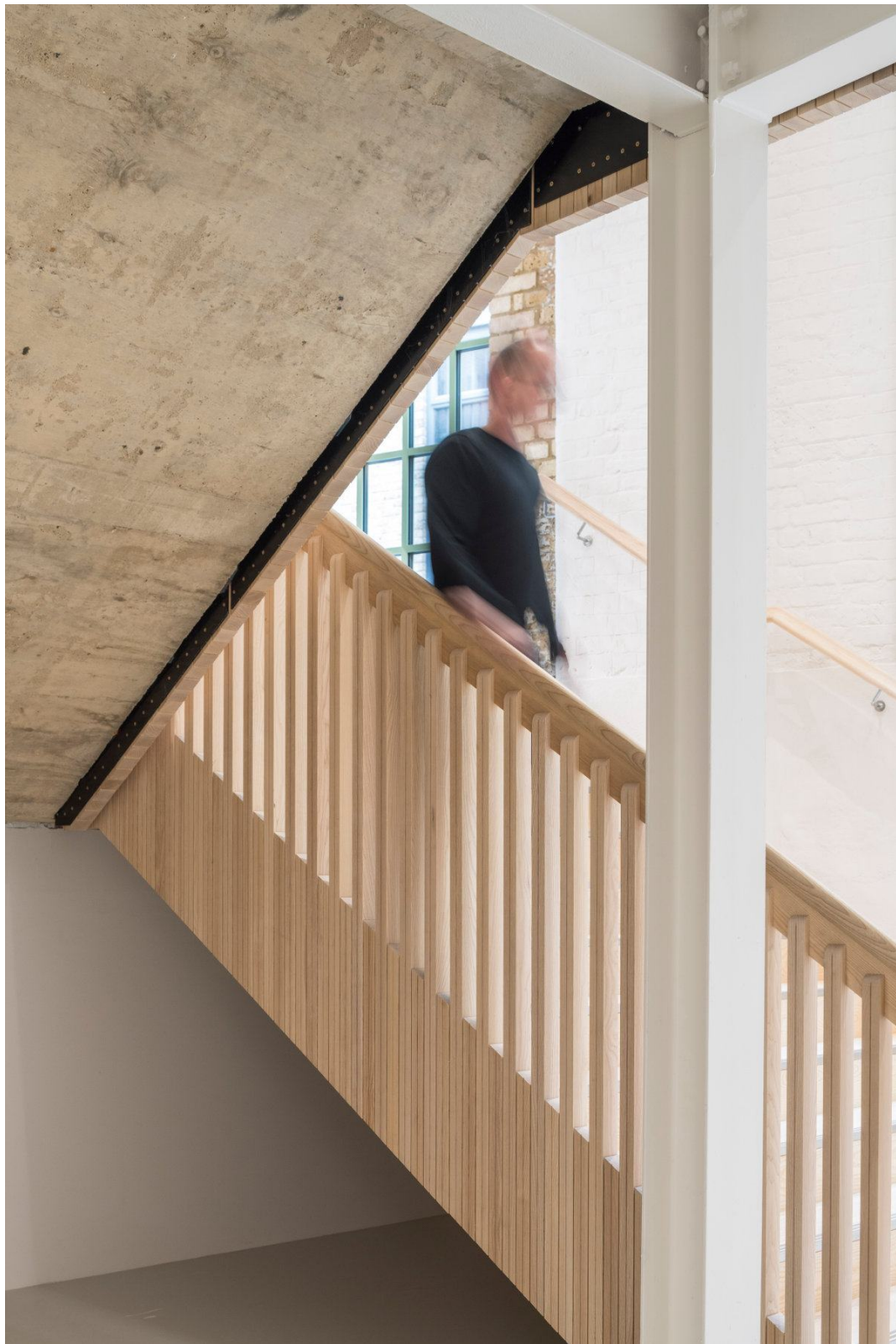
Vill Hill reception



Upper Ground Floor



Original double height vaults



Feature timber staircase



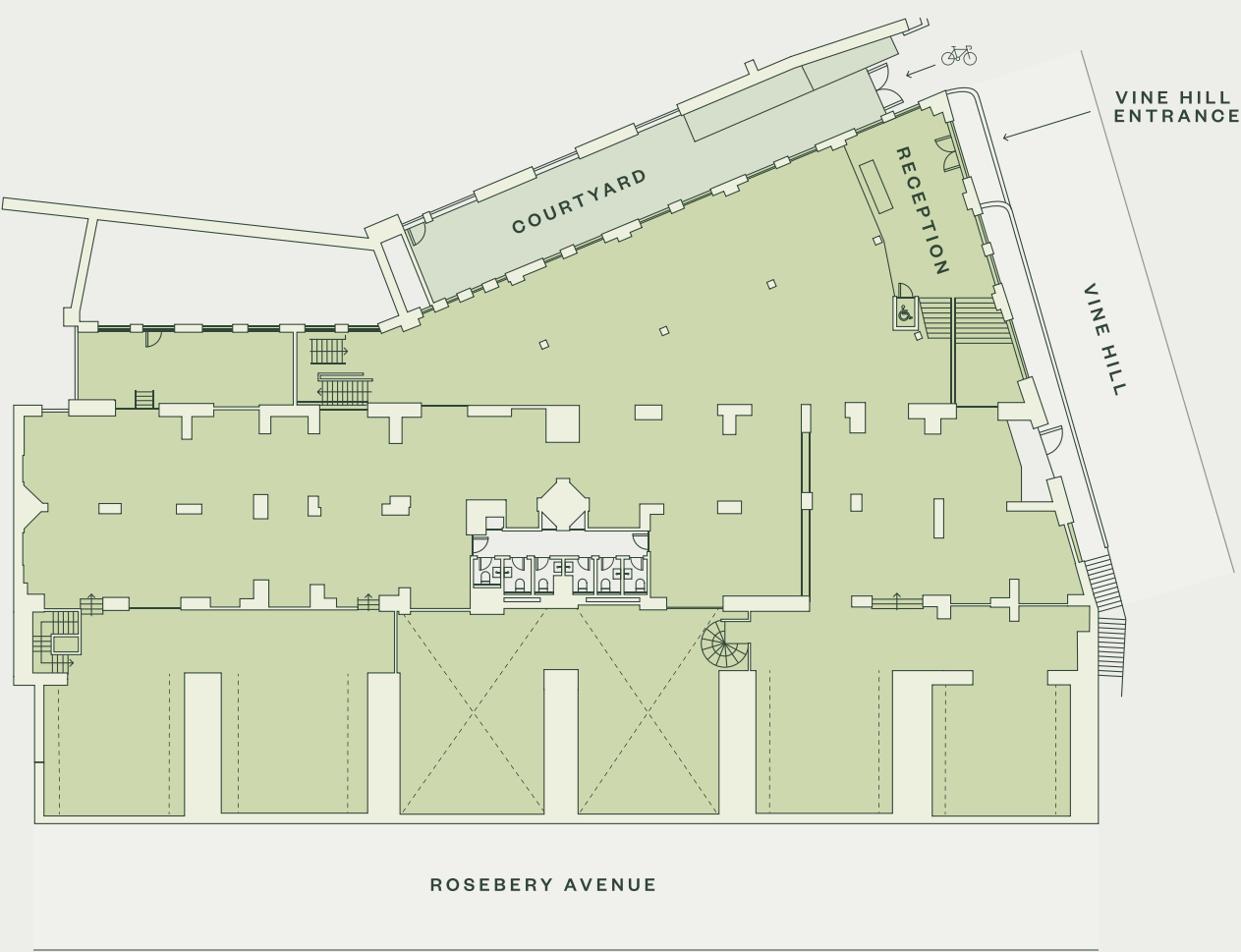
FLOOR PLANS

UPPER GROUND	10,276 ft ²	955 m ²
GROUND FLOOR	13,112 ft ²	1,273 m ²
TOTAL	23,388 ft ²	2,173 m ²

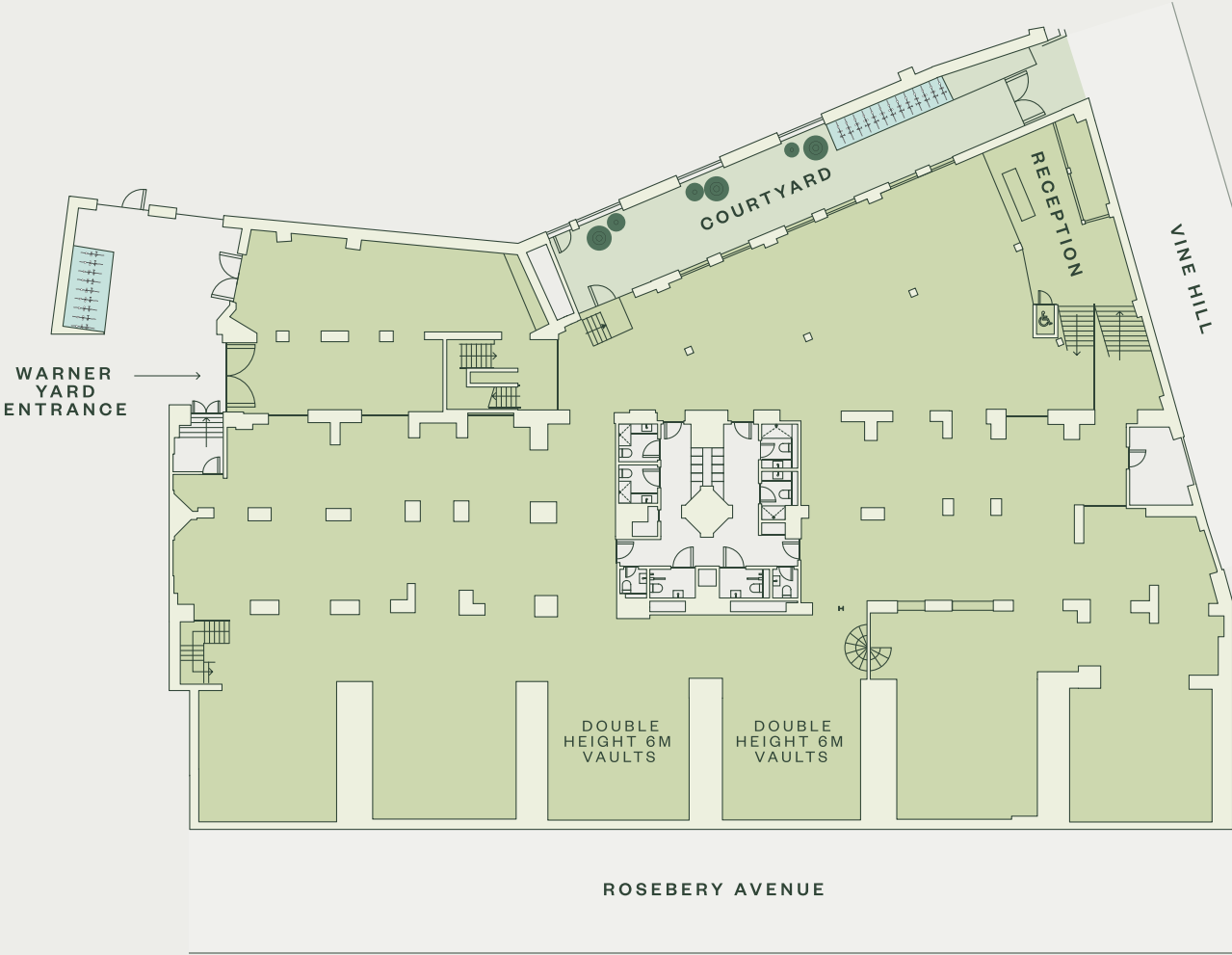
OFFICE SPACE

COURTYARD

BIKE STORAGE



UPPER GROUND



GROUND FLOOR



Upper Ground Floor







Warner Yard entrance



Private courtyard



Changing facilities

SUSTAINABLE BY DESIGN

22 Vine Hill integrates a range of features to improve sustainability and enhance the tenant experience.



BREEAM EXCELLENT

This target certification recognises our sustainable and resilient workspace with healthy environments and energy efficient systems.



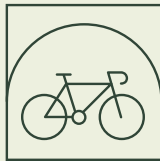
ENERGY EFFICIENT LIGHTING

Featuring LED luminaires throughout, plus new roof lights and openable windows to maximise natural daylight.



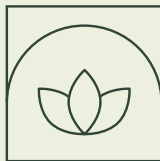
IMPROVED THERMAL PERFORMANCE

A highly efficient VRF air conditioning system includes external condensers and indoor fan coil units to improve performance.



SUPPORTING GREEN COMMUTING

Positioned away from busy streets and with two cycle parks, plus lockers and changing facilities, bike commuting is made easy.

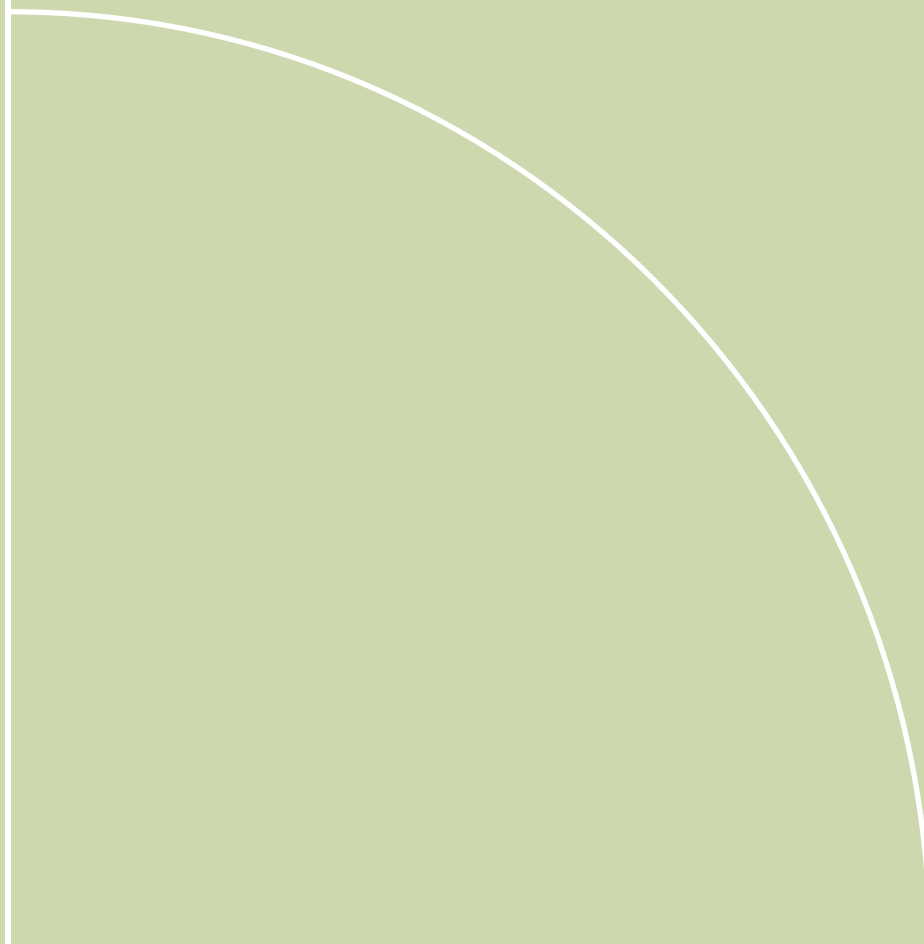


EMPLOYEE WELLBEING

Breakout areas including feature vaults, plus a feature staircase to promote movement, and relaxing outdoor space with planters.

02

LOCATION



LONDON'S BEATING CREATIVE HEART

Take your place in an energetic and inventive neighbourhood. Farringdon is a perpetually inspiring corner of the capital that brims with charming community enclaves and eclectic cultural attractions. It's a magnetic destination for seekers of the best, new and uncommon things to enjoy in life.

Discover crowd-drawing food markets, one-off independent shops, standout restaurants and good-vibes bars. And be part of the flourishing creative scene that springs into festival-mode during Clerkenwell Design Week each year.



Saint James's Church Garden
7 minute walk



Taqueria
4 minute walk



Gymbox Farrington
5 minute walk



Exmouth Market
4 minute walk



Caravan
4 minute walk



Morito
5 minute walk



Botanique Workshop
5 minute walk



Leather Lane Market
2 minute walk



The Quality Chop House
4 minute walk

ON YOUR DOORSTEP

COFFEE

- 01 Attendant Coffee Roasters
- 02 Hopper Coffee
- 03 Koa Coffee
- 04 Mouse Tail Coffee
- 05 Gails
- 06 Prufrock

FOODIES

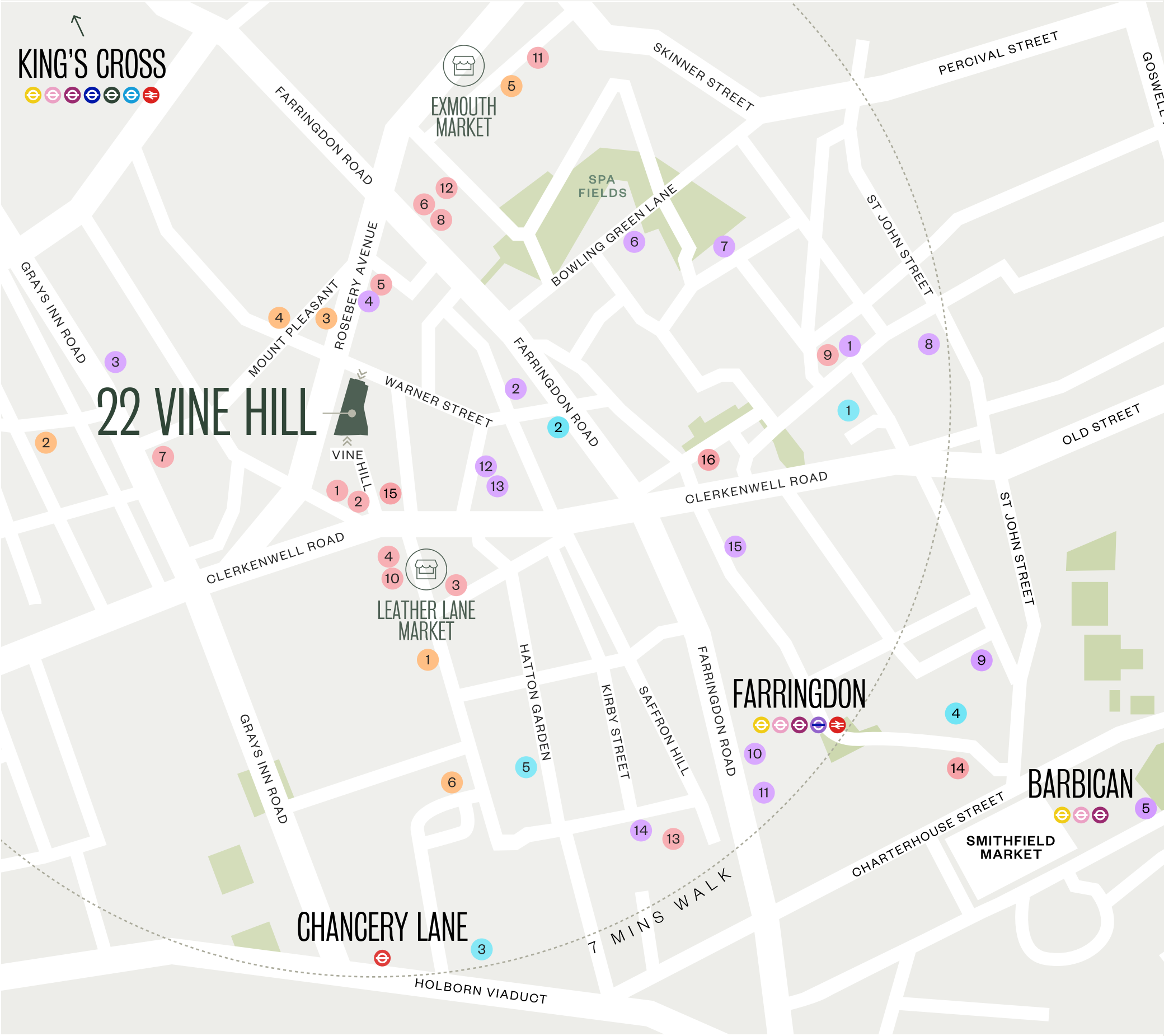
- 01 Tohbang
- 02 La Casetta Cafe
- 03 KIN
- 04 Green Mosaic
- 05 Kalbi Korean BBQ
- 06 La Petite Ferme
- 07 Otto's
- 08 The Quality Chop House
- 09 Granger & Co
- 10 Gebeta Ethiopian Kitchen
- 11 Moro
- 12 TAQUERIA
- 13 Bleeding Heart Bistro
- 14 Smiths of Smithfields
- 15 The Clerk & Well
- 16 Sessions Art Club

LIFESTYLE

- 01 The Zetter Townhouse
- 02 The Piano Works
- 03 Gymbox
- 04 The Rookery
- 05 Ten Health & Fitness

OCCUPIERS

- 01 Deloitte Digital London
- 02 LinkedIn
- 03 ITN Production
- 04 Howlett Brown
- 05 TikTok
- 06 Zaha Hadid Architects
- 07 White Hair
- 08 BDP
- 09 AQKA
- 10 Karmarama
- 11 Snapchat
- 12 Adidas
- 13 Moonpig
- 14 Julius Baer
- 15 Vitra

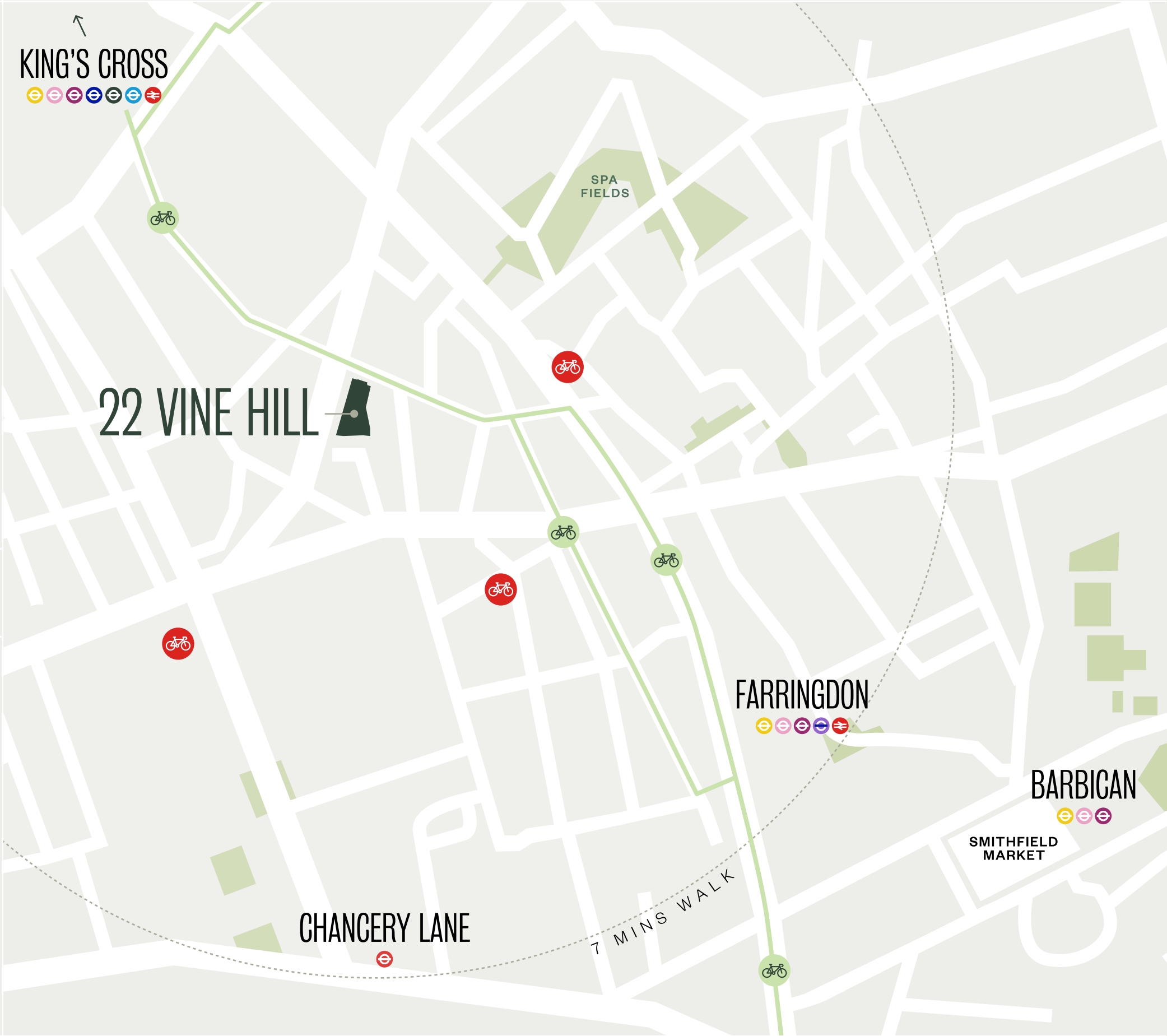


CONNECTIONS IN ALL DIRECTIONS

Your EC1 postcode makes travelling for business or fun simple and seamless. Nearby, Farringdon and Chancery Lane stations offer four tube lines, Thameslink, and the new Elizabeth line less than a 8-minute walk away.

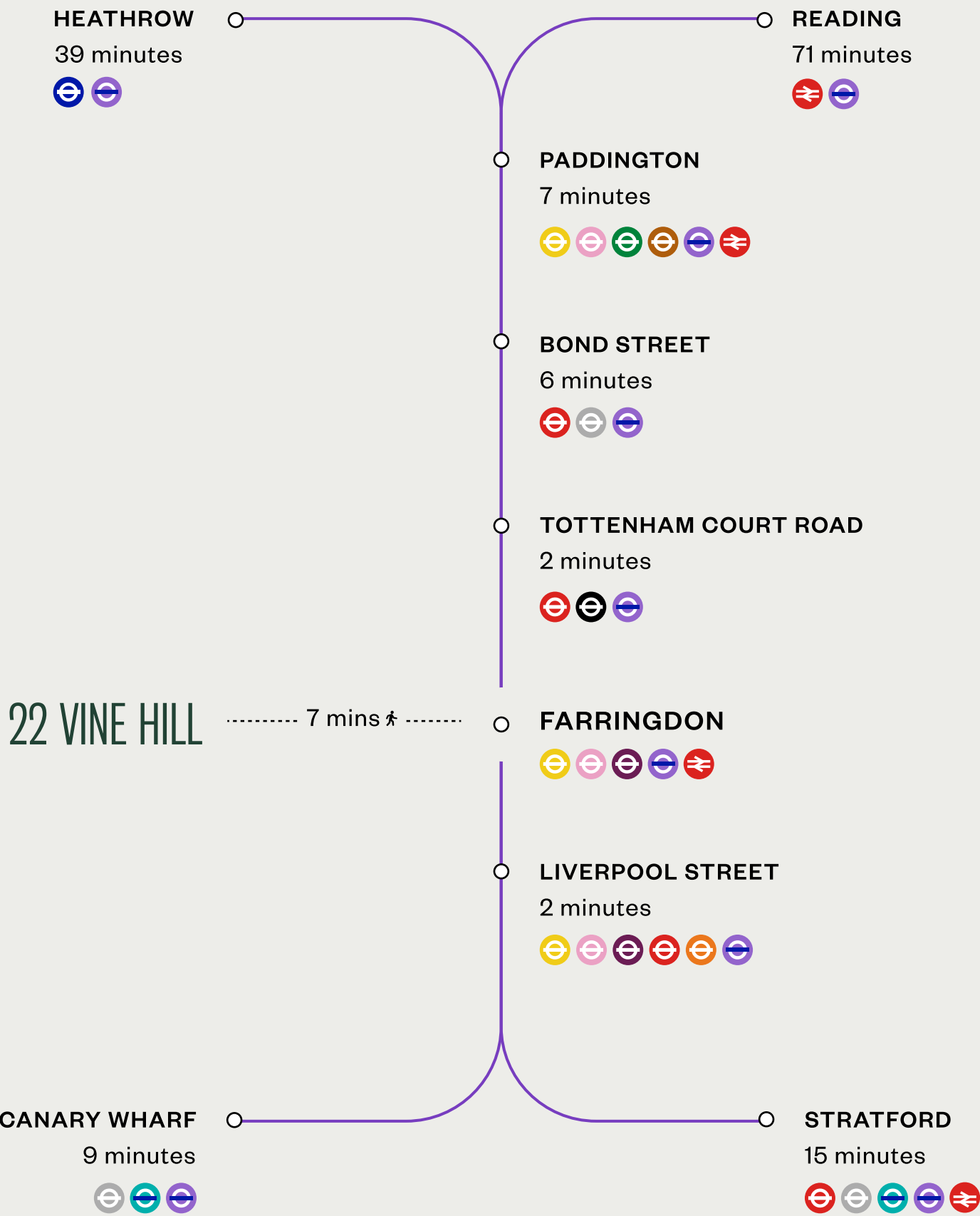
You'll also discover plenty of bus routes serving the area, connecting you with destinations London-wide. And with handy access to the Cycleway network as it crosses Rosebery Avenue, your two-wheeled commute by bike or e-scooter is a breeze.

TRAVEL TIMES	 (minutes)	 (minutes)
FARRINGDON 	07	03
CHANCERY LANE 	08	04
BARBICAN 	13	05
OLD STREET 	20	06
KING'S CROSS 	16	05



LIFE-CHANGING ELIZABETH LINE

22 Vine Hill is a matter of minutes from Farringdon station, a major hub on the Elizabeth Line. This fast, high-frequency service connects 41 stations east to west across the city and beyond. It takes you less than 40 minutes to travel to Heathrow Airport and no more than 6 minutes to reach Bond Street.



FOR MORE INFORMATION

Compton

Elliott Stern
es@compton.london
07834 918 700

Joshua Miller
jm@compton.london
07917 725 365

Sarah Hill
sh@compton.london
07936 338 774

PILCHER ● LONDON

David Jackson
davidjackson@pilcher.london
07801 415 957

Simon Rinder
simonrinder@pilcher.london
07734 488 286

Julian Wogman
julianwogman@pilcher.london
07904 337 664

DEVELOPMENT TEAM

Sterling

DEVELOPER STERLING

Sterling Real Estate is a private investment company focusing on commercial assets across London. We work alongside a team of best in class and trusted consultants to deliver high-quality forward-thinking buildings.

BGY

ARCHITECTS BUCKLEY GRAY YEOMAN

Buckley Gray Yeoman are agents of opportunity. We take what we find – on the ground and in the brief – and uncover unanticipated possibilities. The changes we deliver are executed with a strong sense of responsibility to our clients, but we never forget that design must also make you feel good. Our work is sensitive, thorough and authentic, but it is also unapologetically joyful and surprising.

22VINEHILL.LONDON

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