



Smithfield Market

London Central Markets, Farringdon, EC1A 9LH

**FANTASTICALLY
ECONOMICAL OFFICES
IN ICONIC LONDON
LANDMARK**

**5,720 to 52,640 sq ft
(531.41 to 4,890.42 sq m)**

- Rents fully inclusive from under £45 psf
- Low cost offices
- Perfect for charities who can benefit from rates relief
- No VAT

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Description

An unique opportunity to acquire low cost offices in an Iconic London Landmark building – Smithfield Meat Market is instantly recognisable with its imposing towers and stunning arched walkway.

Stirling Ackroyd and Kinney Green are excited to present up to 52,640 sq ft of office accomodation available over a number of suites, included one entire self contained quadrant of circa 26,000 sq ft – perfect for serviced office operators or large contractors looking for a site close to Farringdon, Hatton Garden and Barbican.

The new E class has now widened the marketing up to potential alternative occupiers such as wellness and leisure.

Each suite is notably different, with some benefitting from a traditional suspended ceiling, to others having fully pitched roof with exposed steels and timbers. Offering completely lateral space, these units are like no other in the marketplace and viewings are highly recommended.

Location

The iconic Smithfield Market bounds between Charterhouse Street, Lindsey Street, West Smithfield and Long Lane where the offices suites are directly above the working market.

Farringdon (Circle, Metropolitan, Hammersmith and City and Thameslink Lines), Barbican (Circle, Metropolitan and Hammersmith and City Lines) and St Paul's (Central Lines) are all within a short walking distance.

The new Farringdon Crossrail (Elizabeth Line) station will be situated at the eastern end of the market located on Lindsey Street.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Rent	Availability
Suite – A (1 Lindsey Street)	5,720	531.41	£30 per sq ft inclusive of s/c	Available
Suite – D (1 Lindsey Street)	7,070	656.82	£30 per sq ft inclusive of s/c	Available
Suite – F (10 Lindsey Street)	6,900	641.03	£30 per sq ft inclusive of s/c	Available
Suite – R (2 East Poultry Avenue)	6,220	577.86	£35 per sq ft inclusive of s/c	Available
Suite – K (1 East Poultry Avenue)	6,220	577.86	£30 per sq ft inclusive of s/c	Available
Suite – L (1 East Poultry Avenue)	4,065	377.65	£30 per sq ft inclusive of s/c	Available
Suite – M (1 East Poultry Avenue)	6,510	604.80	£30 per sq ft inclusive of s/c	Available



EC1A 9LH

Summary

Available Size	5,720 to 52,640 sq ft
Rent	£45 - £50 per sq ft fully inclusive of rent, rates and service charges
EPC Rating	Upon Enquiry

Viewing & Further Information

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Name	Sq ft	Sq m	Rent	Availability
Suite – J (1 East Poultry Avenue)	9,935	922.99	£30 per sq ft inclusive of s/c	Available
Total	52,640		4,890.42	

Specification

Lateral floors

A number of suites over various blocks

Pitched roof with exposed serviced and timbers

Carpeted

Underfloor trunking

Air conditioning

Fully DDA compliant throughout

Lifts

24/7 access

One site security

Flexible leases

Landlords open to alternative uses

Viewings

Strictly by arrangement via joint sole agents Stirling Ackroyd and Kinney Green

Terms

New leases available direct from the landlords on terms up to 2028

Virtual Tour

<https://my.matterport.com/show/?m=eBokTmXJfxP>





