



30-31

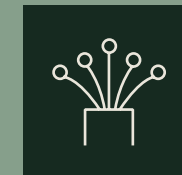
COWCROSS ST

FARRINGDON

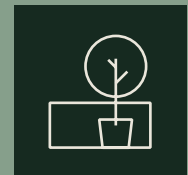
EC1

1,996 – 9,138 Sq Ft
Prime Office Space To Let

A PRIME FARRINGTON BUILDING



Ultra-fast
fibre installed



Private
courtyard

**30-31 Cowcross Street offers
1,996 to 9,138 sq ft of
contemporary workspace.**

Beyond the newly refurbished reception the available space is arranged over the ground and first floor of the rear building, and fourth floor of the front building.

TAKE YOUR NEW OFFICE SPACE

Ready for occupation with high quality furniture in situ.

The offices are in a plug & play condition and provide a bright, open plan working environment.



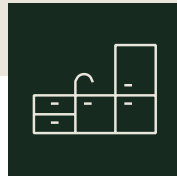
Specification



Reception
concierge



Fully fitted
with workstations



Kitchenette and
meeting rooms



Air
conditioning



Bicycle
storage



Showers and
lockers

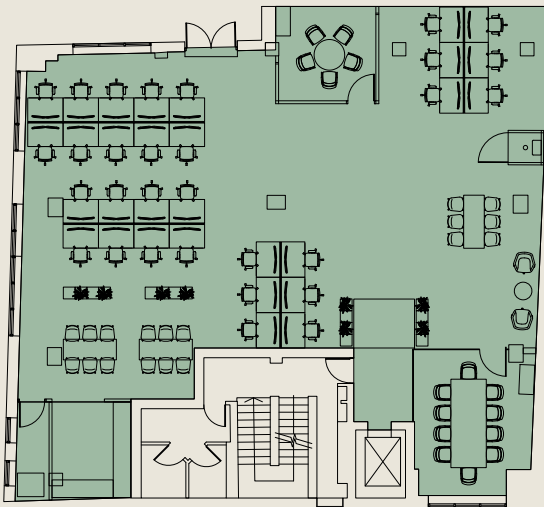


OPEN PLAN

WORKSPACE

Floor	Status	Sq Ft	Sq M
4th front	Fully fitted	1,966	182
1st rear	Fully fitted	2,543	236
Ground rear	Fully fitted	2,582	240
Total		9,138	848

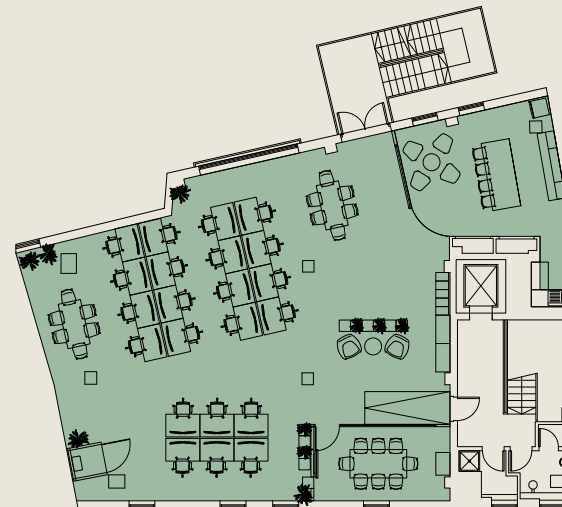
1ST FLOOR REAR - 2,543 SQ FT | 236 SQ M



Cowcross St

Workstations	30
10 person meeting room	01
5 person meeting room	01
Breakout area	01
Collaboration area	01
Teapoint	01
Phone booth	01

4TH FLOOR FRONT - 1,966 SQ FT | 182 SQ M



Cowcross St

Workstations	22
8 person meeting room	01
Breakout area	01
Collaboration areas	02
Teapoint	01
Phone booth	01



Floorplans not to scale. For indicative purposes only.

Office ■
Core

A CONNECTED AND VIBRANT LOCATION

The local area offers an environment that's perfect to entertain, relax and recharge in – boasting a diverse mix of destination bars, restaurants and cafés.

Less than a minute's walk away, Farringdon station provides excellent transport connections including the Elizabeth Line offering reduced travel times across London and beyond.



Connectivity

 Farringdon	 <1 min	 Barbican	 4 min
 City Thameslink	 6 min	 Chancery Lane	 7 min

Walk times from the building in minutes. Source: TfL.

Further Information

Terms

Upon application.

Viewings

Strictly through the sole letting agents:

James Proctor

07779 789 957

james.proctor@htc.uk.com

Jasper Toomer

07721 192 547

jasper.toomer@htc.uk.com

Hartnell TaylorCook

Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. January 2024.

Designed by Cre8te

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