



Farringdon Street

London EC4

8,639 Sq Ft (803 Sq M)

Fully Fitted Grade A Office Floor To Let



The Building



20 Farringdon Street is an 11-storey office building comprising 85,000 sq ft and was originally designed by Denton Corker Marshall and developed by HB Reavis in 2018.

The building environment is tailored towards forward thinking business. With bespoke and striking design features, the contemporary reception creates an impressive sense of arrival. Fully glazed windows wrap around three sides of the building to visually link the main thoroughfare of Farringdon Street with Fleet Place, the city square behind the building.



Future-proofed, flexible and efficient fully fitted space.



Specification



Fully fitted offices for 90 workstations



Four pipe fan coil air-conditioning



Fully accessible raised floors



Low energy LED lighting



BREEAM Excellent



Facial recognition security



Occupational density: 1:8



3.2m floor to ceiling height



4 passenger lifts with destination-hall call control



Showers and towel service



Double-width staircase with enhanced finish



Bicycle spaces and lockers

Accommodation

The building contains an open ceiling with exposed M&E services, giving a contemporary feel which provides increased natural light and sense of space.



Environment & Sustainability

Reduced solar gain from the facade

Energy efficient air source heat pump chillers

Photovoltaic cells generate on-site electricity

Fan coil units run on low temperatures to optimise efficiency

Low energy LED lighting utilising daylight dimming

Seventh Floor

8,639 sq ft / 803 sq m

Key

- Office
- Core

Floor plans not to scale, for indicative purposes only.

20 Farringdon St. EC4

Location

20 Farringdon Street gives occupiers access to a wide ranging amenity mix – with cafés, restaurants and retail conveniences on your doorstep.

This diverse amenity offering means the area continues to attract a strong mix of occupiers – particularly from the TMT, fintech, financial and legal sectors.



- 1. Open plan office space
- 2. Collaborative area
- 3. Breakout area
- 4. Kitchen

Local occupiers

Local amenities

Restaurants / Bars		Cafés / Coffee Shops	
01	Paternoster Chop House	14	Redemption Roasters
02	Oriole	15	Black Sheep Coffee
03	Uzmaki London	16	To a Tea
04	Apulia	18	Caffè Nero
05	Bread Street Kitchen	19	Dose
06	St John	20	Alchemy Coffee
07	Ivy Asia		
08	Harrild & Sons	Leisure / Hotels	
09	The Temple of Foo	21	Urban Golf
10	Obicà	22	Virgin Active
		23	PureGym
		24	Leonardo Royal London
Retail			
11	One New Change		
12	Space NK		
13	Ted Baker		

Connectivity

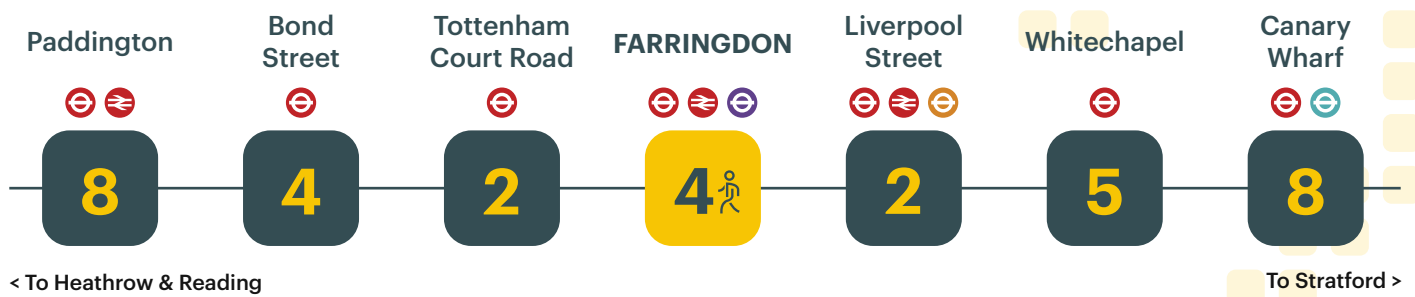
The building benefits from excellent transport connections with Farringdon, Blackfriars and St Paul's underground stations all within easy reach. Mainline rail services are available at Blackfriars, City Thameslink and Farringdon – from which the new Elizabeth line will run, reducing travel time across the city with high frequency trains - anticipated to open in Q2, 2022.

For cyclists, the north-south Cycle Superhighway runs directly along Farringdon Street.



■ Farringdon Crossrail journey times (in mins)

■ Walk times from 20 Farringdon Street



Further Information

Terms

Sublease until December 2024 or new lease direct from the Landlord on terms by arrangement. Full details upon application.

Viewing

Strictly through sole letting agents:

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Smith
Hampton**

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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. May 2022.

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