



To Let

**88,500 sq ft of beautifully designed workspace
in one of London's most exciting and fast
evolving neighbourhoods**

- Located on top of the new Farringdon Crossrail Station
- 5 floors of beautifully designed workspace
- Bright, efficient floor plates
- Spacious, design-led reception with inter-linking restaurant space
- 5,000 sq. ft. communal roof terrace with uninterrupted views of London
- Floor to ceiling heights of up to 3.1m
- 110 cycle spaces 14 showers (7 male, 6 female and 1 accessible) 110 lockers
- WiredScore Platinum Rating

jll.co.uk

Kaleidoscope

4 Lindsey Street, London, EC1A 9HP

13,840 to 86,163 sq ft

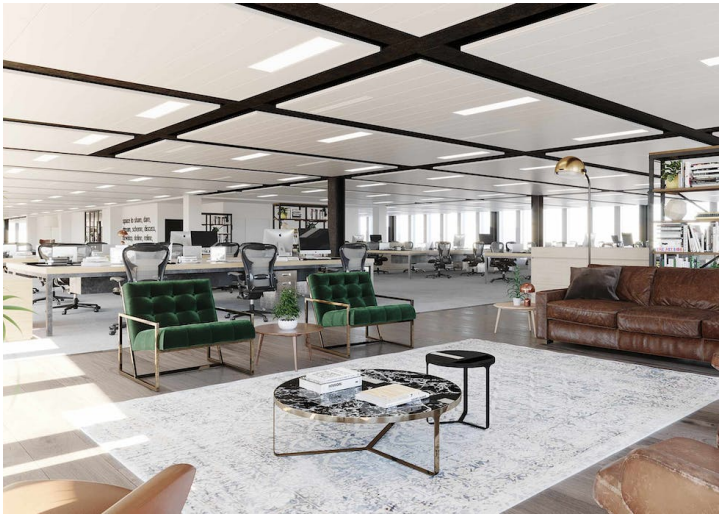
1,285.78 to 8,004.80 sq m

Reference: #7711



Kaleidoscope

4 Lindsey Street, London, EC1A 9HP



Summary

Available Size	13,840 to 86,163 sq ft / 1,285.78 to 8,004.80 sq m
Rent	Rent on Application
Rates Payable	£24 per sq ft
Service Charge	£10 per sq ft
EPC	B

Description

Kaleidoscope takes its design cues from Farringdon's Victorian warehouses, albeit in ways that have been fully re-imagined for the present day. The colours on the building's exterior playfully reference the painted ironwork at Smithfield Market, across the street. While generous spaces, natural wood and dark metals give the communal areas a rich and authentic feel. Considered yet characterful, with the best of form and function, Kaleidoscope is designed around the needs of a modern, highly connected business that wants to go places, in every sense.

The building includes five floors of office space, a proposed ground floor café/restaurant, a spacious and beautifully designed reception area and a roof terrace overlooking historic Smithfield Market.

The floors offer the openness and spacious proportions of a loft conversion and the clean lines and orderly appearance of a modern workspace. They floors range from 13,800 sq. ft. up to 19,500 sq. ft. each with access to the 5,000 sq. ft.

landscaped communal roof terrace which has panoramic views across London's skyline.

Location

By locating your business at Kaleidoscope in the heart of Farringdon, you'll become part of one of London's most historic and exciting districts. With one of the city's best food and drink scenes on your doorstep, and a growing network of high-performing businesses all around you – this is a place where a very 21st-century kind of history is sure to be made.

For years now, Farringdon and Clerkenwell have been culinary trendsetters – a favourite destination for in-the-know foodies. Today the area's food and drink scene is better than ever, with an array of amazing options throughout the workday, and long into the night.

Specification

- Fully accessible raised floor
- Floor to ceiling height of up to 3.15m
- LED Lighting
- 4 X Passenger lifts
- Office occupancy ? 8m2/person
- Office air conditioning ? 8m2/person
- Loading Bay access from Hayne Street
- Reception ceiling height of 5.6m
- BMS System
- EPC Rating B
- BREEAM Rating - Excellent
- WiredScore Rating Platinum

Dan Burn (Inactive)

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