

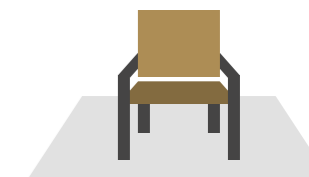


16 KIRBY STREET

FARRINGTON • EC1

16kirbystreet.co.uk

TWO NEWLY REFURBISHED SUSTAINABLE OFFICE FLOORS, IN A REIMAGINED BOUTIQUE BUILDING, ON ONE OF FARRINGDON'S MOST SOUGHT-AFTER STREETS



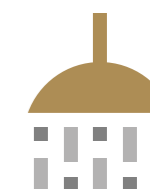
Contiguous
floors available



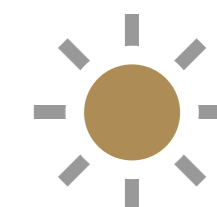
Highly efficient
all-electric
building EPC A



Street level
access cycle
storage facilities



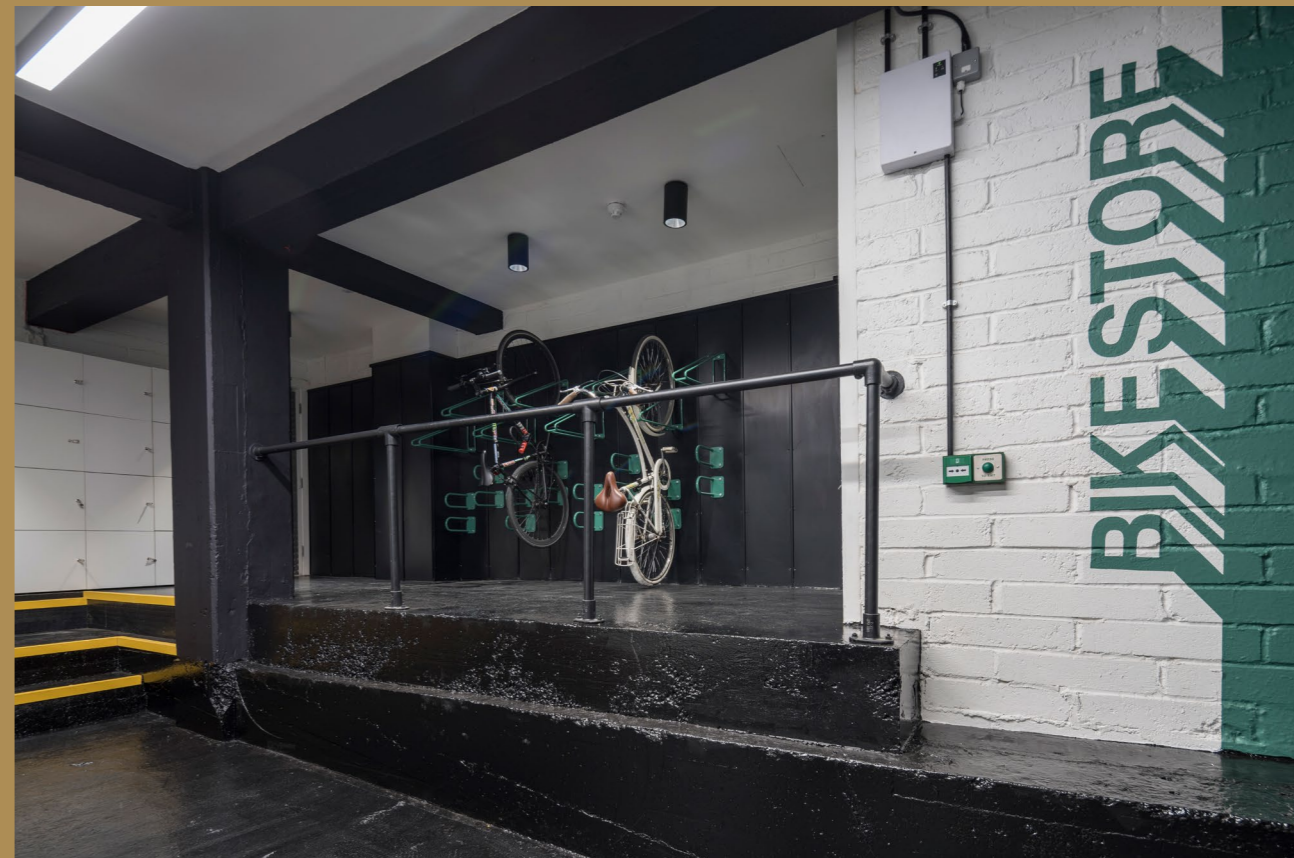
Tenants' private
on floor showers
& WCs



Outstanding
levels of on-floor
natural light

Indicative images - Level 3

➤ Passenger lift



⬆ Bike store



⬅ Reception

COMPREHENSIVELY REFURBISHED OFFICE SPACE

- Workstations
- Meeting room



Indicative images - Level 3



- ⤴ WCs
- Meeting room



PLUG AND PLAY WORKSPACE

AVAILABILITY

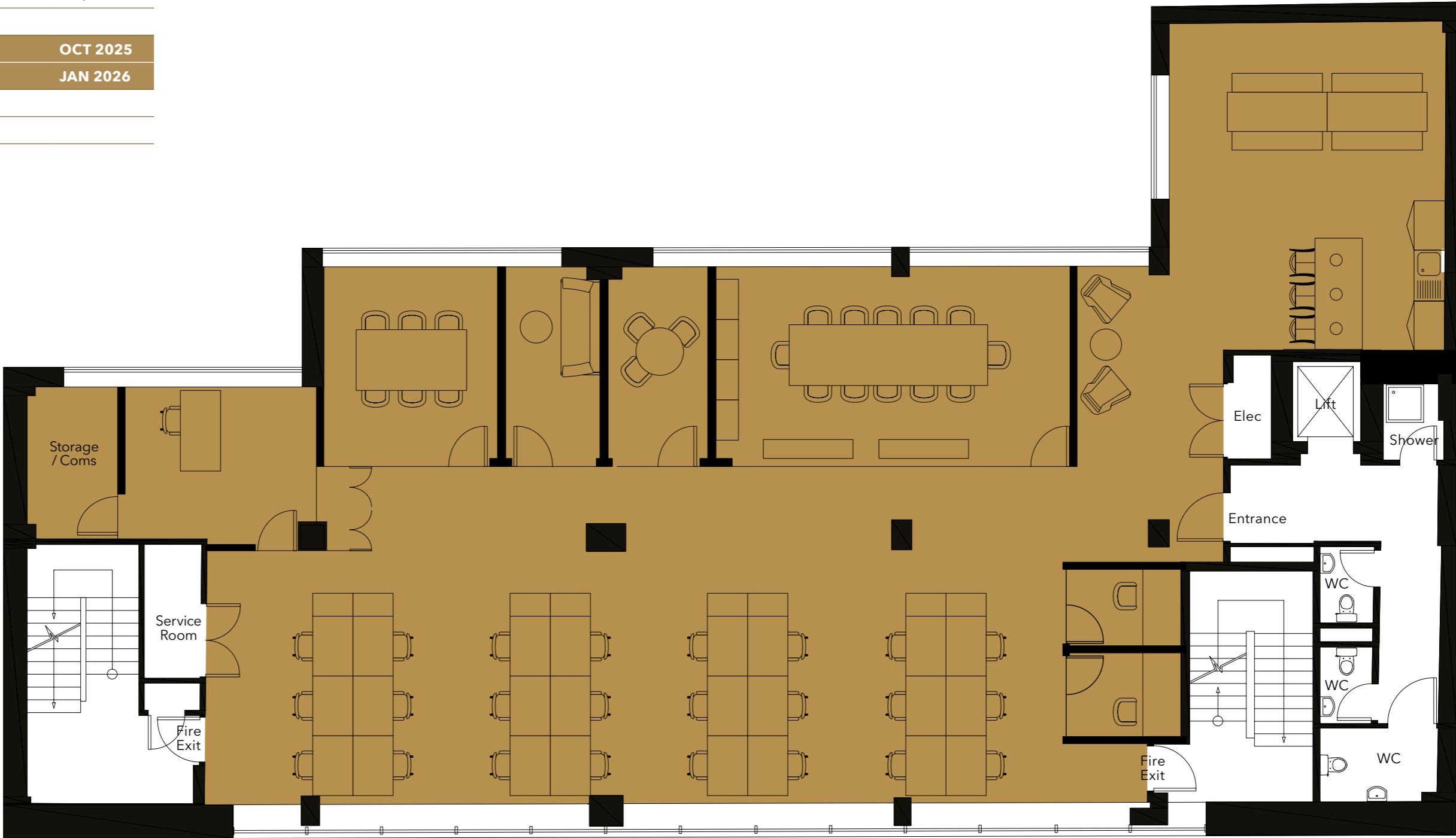
LEVEL	SQ FT	TERRACE SQ FT	AVAILABLE FROM
5	LET	308	
4	2,708	171	OCT 2025
3	2,518	–	JAN 2026
2	LET	257	
1	LET	400	
TOTAL	5,226	171	

16 KIRBY STREET is a 6-storey office building in the heart of vibrant Farringdon. The building is an ideal match for a range of occupiers looking to be in a highly sought after hub for technology, design and creative industries.

Moments from Farringdon Station, the building benefits from unrivalled transport connectivity across Central London and beyond.

LEVEL 3

- 24 workstations
- 3 hot desks
- 1 x 12 person boardroom
- 1 x 6 person meeting room
- 1 x 3 person meeting room
- 2 zoom rooms
- Breakout area
- Fully fitted kitchen
- Stoage / Coms room
- Service room



← Z

Indicative floor plan

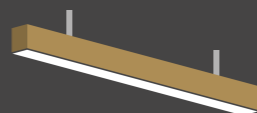
AMENITIES



BRAND NEW
PLUG & PLAY SPACE



TELCOM
FIBRE INTERNET



NEW LED
LIGHTING



AIR CONDITIONING



DEMISED
KITCHEN



WCs AND SHOWER
ON FLOOR



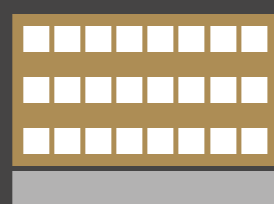
EPC RATING A
FULLY ELECTRIC
BUILDING ENERGY FROM
RENEWABLE SOURCES



FANTASTIC NATURAL DAYLIGHT
WITH WINDOWS ON BOTH SIDES



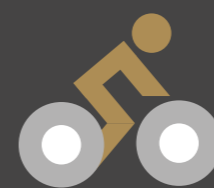
ELIZABETH LINE
FARRINGTON STATION
4 MINS WALK



NEW EXTERNAL
FACADE



NEW RECEPTION



BICYCLE STORAGE
AND LOCKERS



PASSENGER LIFT



24/7 ACCESS





A VIBRANT CREATIVE LOCAL COMMUNITY

FLOURISHING LOCALLY

Encompassing Farringdon, Clerkenwell and Smithfield, EC1 is packed with history and is the epicentre of London's emerging tech district.

16 Kirby Street is just 300 metres from Farringdon Station in the heart of this fast evolving neighbourhood. Occupiers can enjoy vibrant culture and lifestyle on their doorstep as well as multiple rapid transport options.

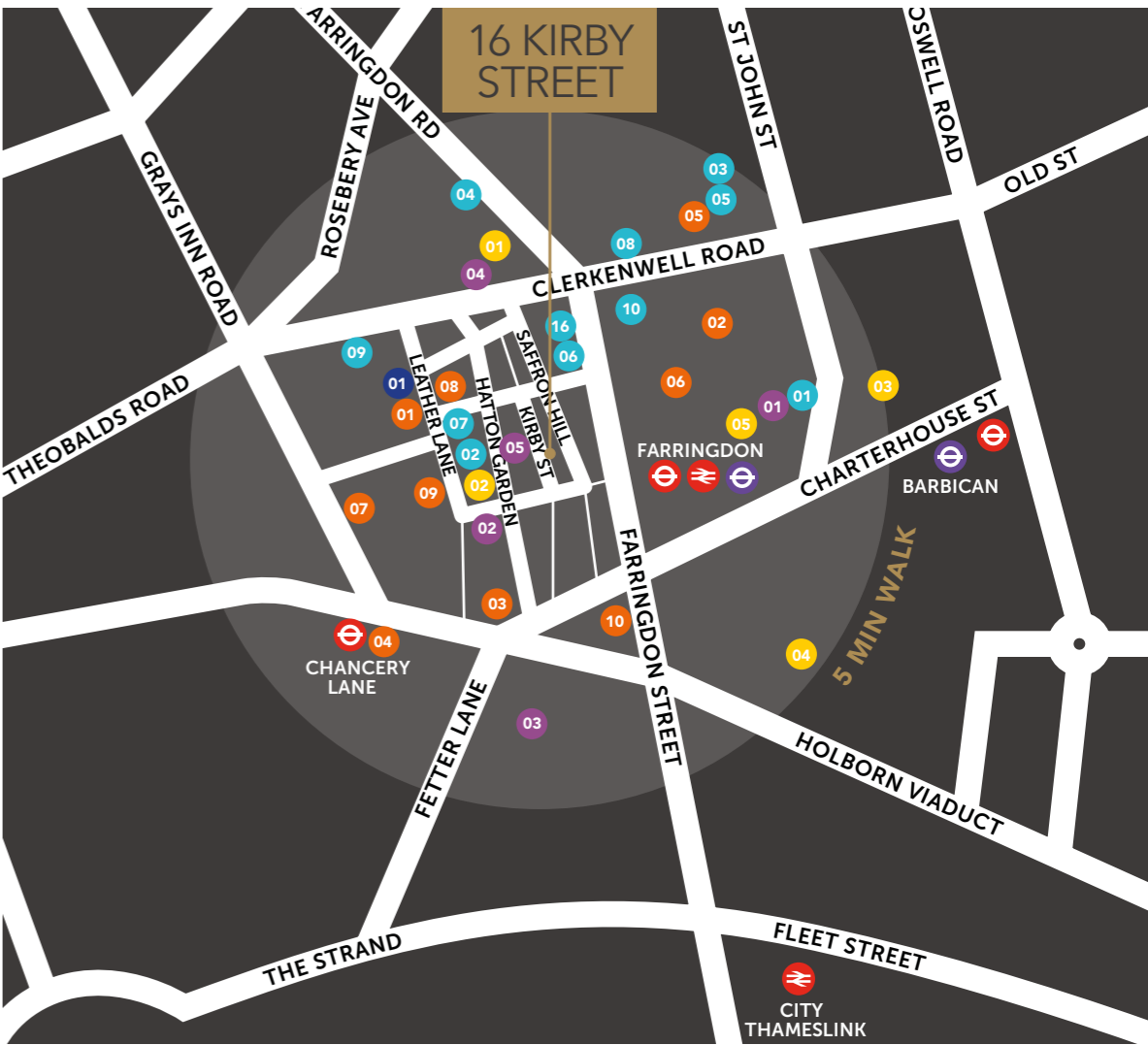
Nearby Hatton Gardens and Leather Lane have a range of eateries, a weekday market, hotels and gyms. Clerkenwell is thriving urban hub with bars, restaurants and extensive local amenities, and Smithfield will soon be the Museum of London's new location.

The Barbican Centre is less than a mile way and hosts classical and contemporary music concerts, theatre performances, film screenings and art exhibitions. It also houses a library, three restaurants, and a tropical conservatory.



↗ Bench
 ↖ Attendant Coffee Roasters

16 KIRBY STREET • FARRINGDON • LONDON • EC1N 8TS



LOCAL OCCUPIERS

- 01 Adobe
- 02 AKQA
- 03 Deloitte Digital
- 04 Farfetch
- 05 Hill + Knowlton
- 06 LinkedIn
- 07 Moonpig
- 08 Penoyre & Prasad
- 09 Steelcase
- 10 Vitra

BARS RESTAURANTS

- 01 Attendant Coffee Roasters
- 02 Bench
- 03 Bounce
- 04 Caffè Vergnano
- 05 Compton Coffee
- 06 Ibérica
- 07 Konditor
- 08 KIN
- 09 Prufrock Coffee
- 10 Vivat Bacchus

MARKET

- 01 Leather Lane Market

HOTELS

- 01 The Coach
- 02 Hatton Garden Hotel
- 04 Malmaison
- 03 Premier Inn
- 05 The Rookery

FITNESS

- 01 F45 Training
- 02 Gymbox
- 03 The Gym Group
- 04 PureGym
- 05 Ten Health & Fitness

LONDON'S BEST CONNECTIONS

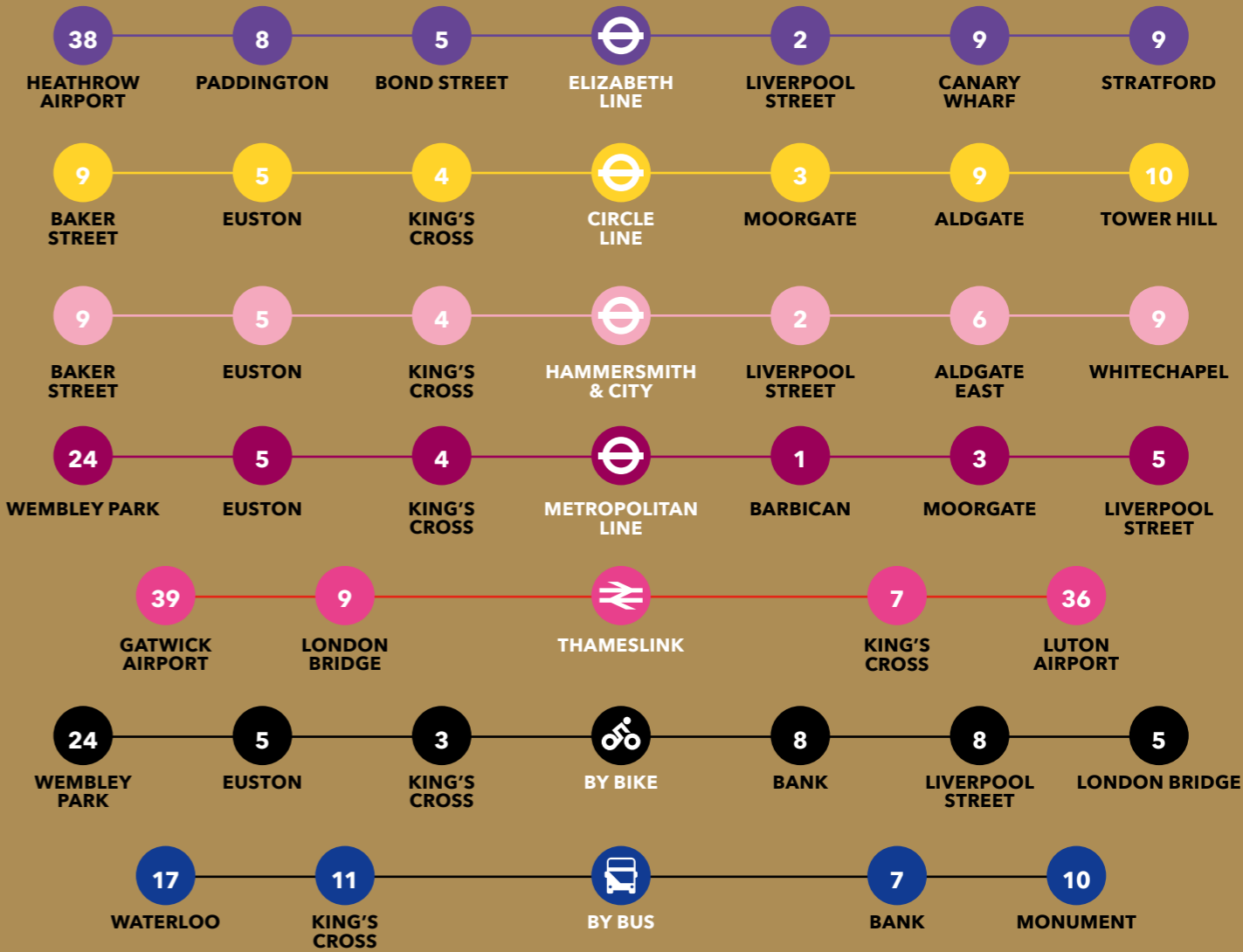
The Elizabeth Line, Farringdon Station, which is just a 4 minute walk from the building, is now one of London's most important and well-connected transport hubs, offering multiple Underground lines and a National Rail service.

As well as providing direct access to three London airports, it is the only station where The Elizabeth Line (east-west) intersects with Thameslink (north-south) meaning optimal and fast connectivity serving the capital and beyond.

There are local cycle routes and frequent bus services from Farringdon Station on 6 routes.



TRAVELLING TO / FROM FARRINGDON



^ Farringdon Station & Elizabeth Line



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