



16 KIRBY STREET

FARRINGTON • EC1

16kirbystreet.co.uk

NEWLY REFURBISHED SUSTAINABLE OFFICE SPACE WITH AN EXTERNAL TERRACE IN A REIMAGINED BOUTIQUE BUILDING, ON ONE OF FARRINGDON'S MOST SOUGHT-AFTER STREETS



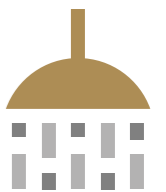
Exclusive private
outdoor terrace



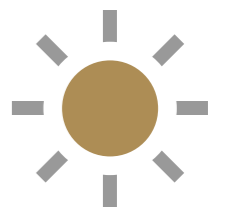
Highly efficient
all-electric
building EPC A



Street level
access cycle
storage facilities



Tenants' private
on floor showers
& WCs



Outstanding
levels of on-floor
natural light



› Breakout area



^ Bike store



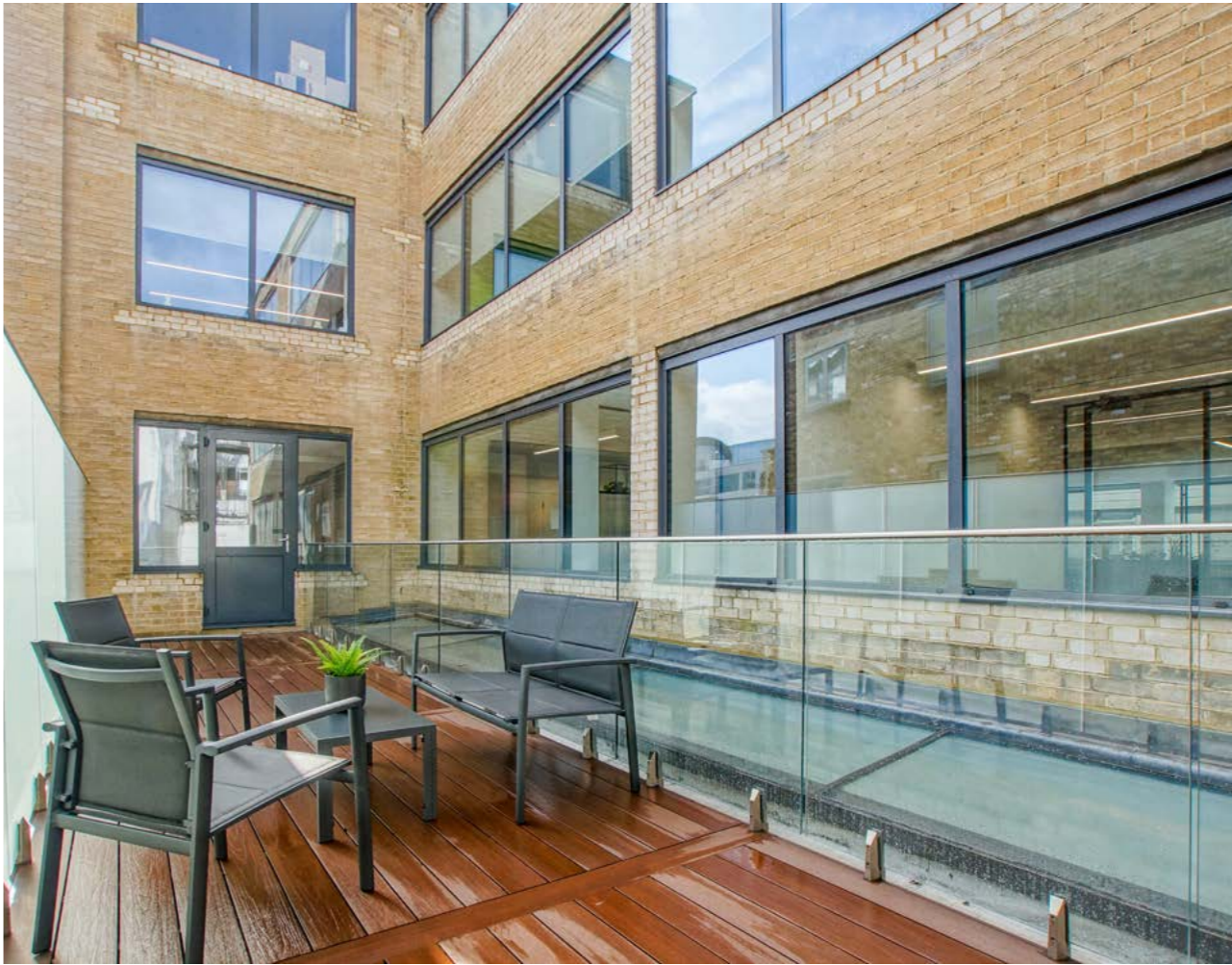
← Reception

COMPREHENSIVELY REFURBISHED OFFICE SPACE

- Meeting rooms
- Breakout space



- New WCs
- Private terrace



PLUG AND PLAY WORKSPACE

AVAILABILITY

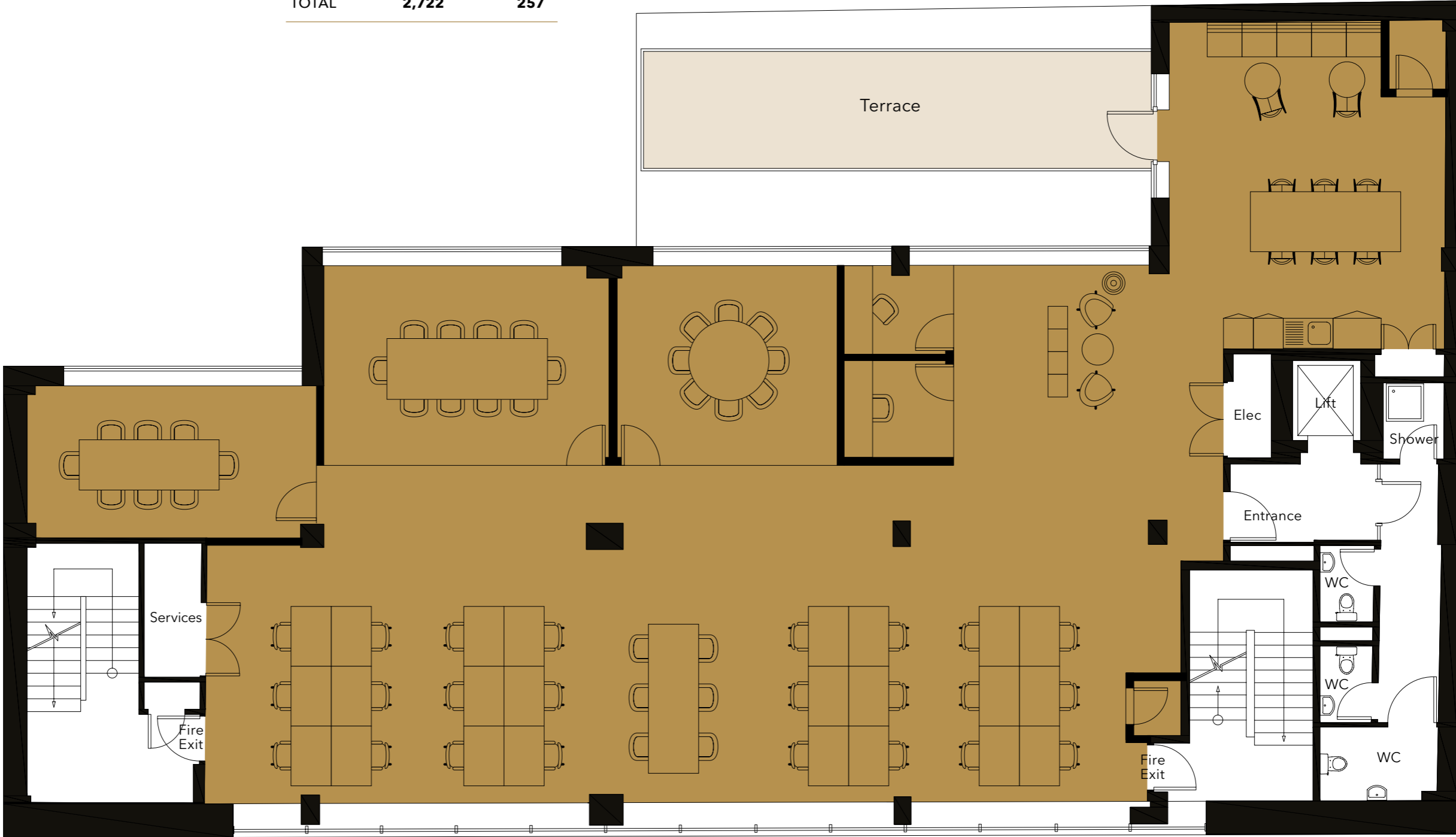
LEVEL	SQ FT	TERRACE SQ FT
5	LET	308
4	LET	171
3	LET	-
2	2,722	257
1	LET	400
TOTAL	2,722	257

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 2

- 24 workstations
- 6 hot desks
- 2 x 8 person meeting rooms
- 1 x 10 person boardroom
- 2 zoom rooms
- Breakout area
- Fully fitted kitchen
- Comms area
- Private terrace



Indicative floor plan

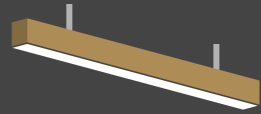
AMENITIES



BRAND NEW
PLUG & PLAY SPACE



TELCOM
FIBRE INTERNET



NEW LED
LIGHTING



UNDERFLOOR AIR
CONDITIONING



DEMISED
KITCHEN



PRIVATE TERRACE
ON LEVEL 2



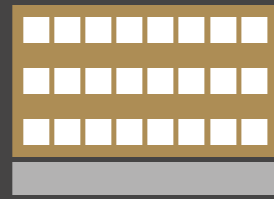
WCs AND SHOWER
ON FLOOR



FANTASTIC NATURAL DAYLIGHT
WITH WINDOWS ON BOTH SIDES



FARRINGDON STATION
4 MINS WALK



NEW EXTERNAL
FACADE



NEW RECEPTION



BICYCLE STORAGE
AND LOCKERS



PASSENGER LIFT



24/7 ACCESS

LEVEL 2



EPC RATING A
FULLY ELECTRIC
BUILDING ENERGY FROM
RENEWABLE SOURCES



Indicative CGI



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, hotels, 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 away 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.



Ibérica

16 KIRBY STREET • FARRINGDON • LONDON • EC1N 8TS



Bench
Attendant Coffee Roasters

LOCAL OCCUPIERS

- 01 Adobe
- 02 Adidas
- 03 Airbnb
- 04 Amazon
- 05 AKQA
- 06 Alexander McQueen
- 07 Deloitte Digital
- 08 Farfetch
- 09 Hill + Knowlton
- 10 Justeat
- 11 LinkedIn
- 12 Live Nation
- 13 Moonpig
- 14 Penoyre & Prasad
- 15 Publicis Sapient
- 16 Snapchat
- 17 Steelcase
- 18 Tiktok
- 19 Warner
- 20 Unilever Plc
- 21 Vitra
- 22 Zaha Hadid

BARS RESTAURANTS

- 01 Attendant Coffee Roasters
- 02 Bench
- 03 Bounce
- 04 Caffè Vergnano
- 05 Fabrique
- 06 Fare
- 07 Granger & Co
- 08 Ibérica
- 09 Konditor
- 10 KIN
- 11 Look mum no hands!
- 12 Luca
- 13 Oriole Bar
- 14 Paul
- 15 Pizza Express
- 16 The Quality Chop House
- 17 Scarfes
- 18 The Green
- 19 The Sekforde
- 20 The Slaughtered Lamb
- 21 Vinoteca
- 22 Vivat Bacchus

MARKET

- 01 Leather Lane Market

HOTELS

- 01 The Coach
- 02 Fox & Anchor
- 03 Hatton Garden Hotel
- 04 Middle Eight
- 05 Premier Inn
- 06 Malmaison
- 07 The Rookery
- 08 YOTEL
- 09 The Zetter Clerkenwell
- 10 The Z Hotel

FITNESS

- 01 F45 Training
- 02 Gymbox
- 03 The Gym Group
- 04 MOB45
- 05 Nuffield Health
- 06 PureGym
- 07 Ten Health & Fitness
- 08 Virgin Active

LONDON'S BEST CONNECTIONS

With the opening of 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.

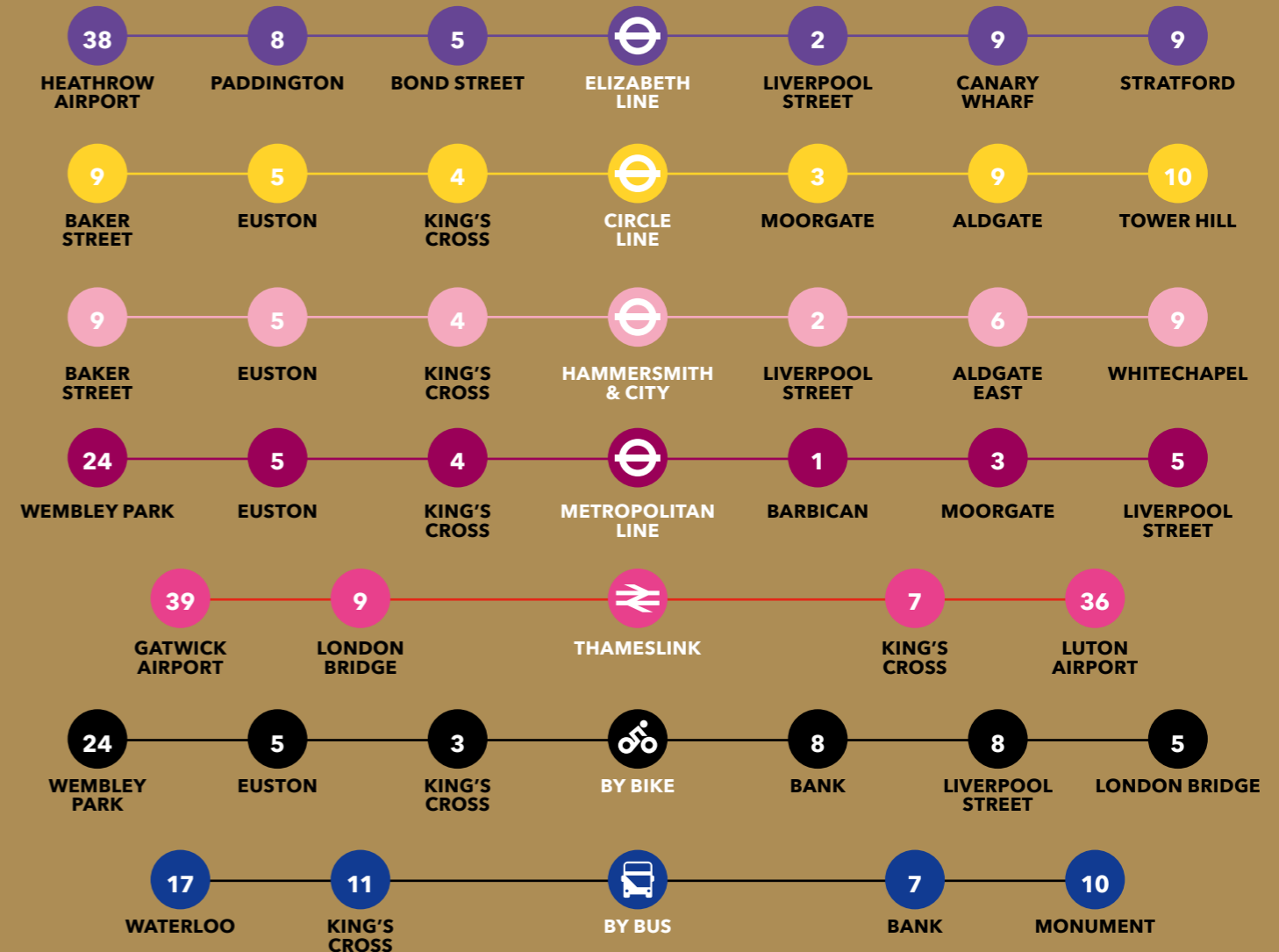
As well as providing direct access to three London airports, it is the only station where The Elizabeth Line (east-west) intersects with Thameslink (north-south) meaning optimal and fast connectivity serving the capital and beyond.

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



^ Farringdon Station & Elizabeth Line

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