



# 16 KIRBY STREET

FARRINGTON • EC1

[16kirbystreet.co.uk](http://16kirbystreet.co.uk)



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



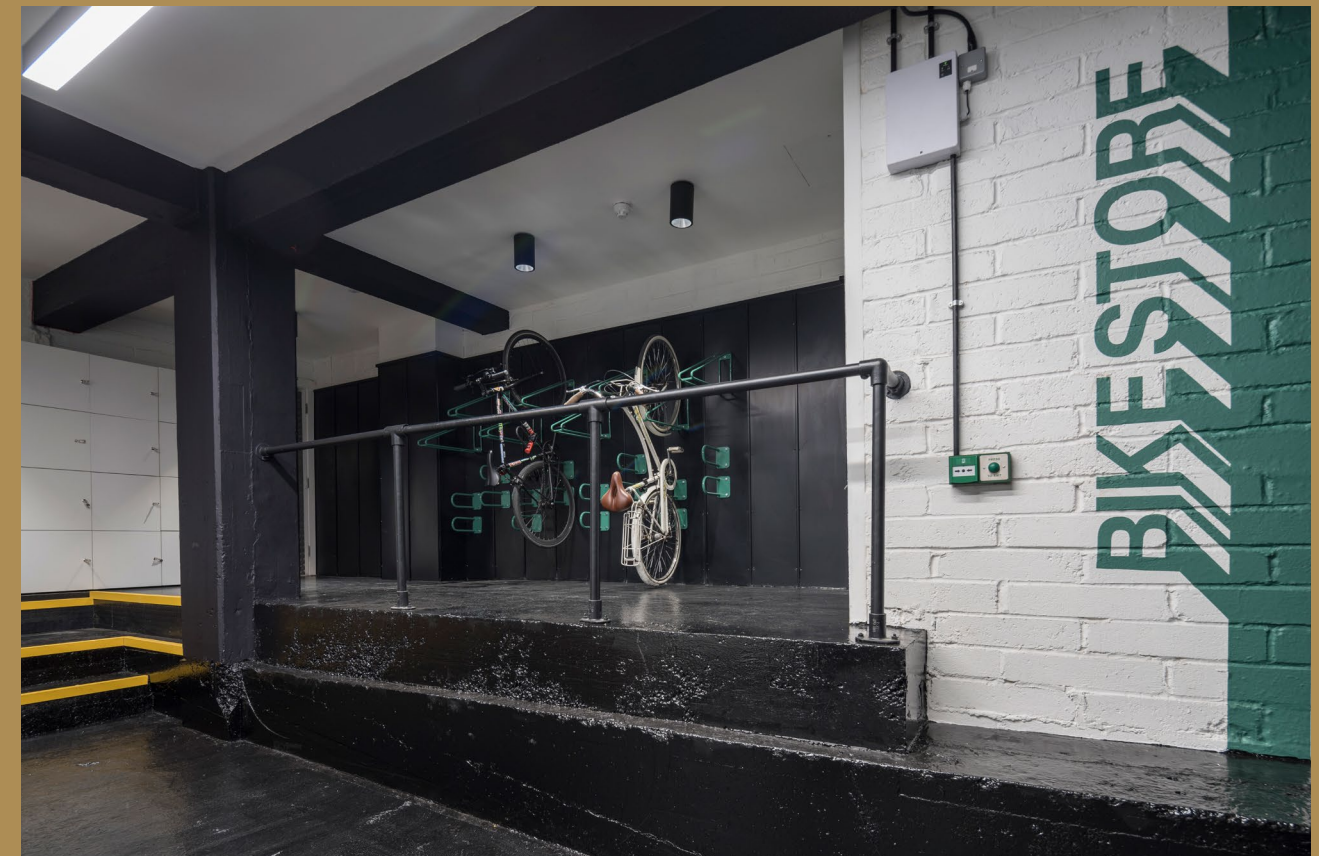


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› Indicative breakout area



^ Bike store



◀ Reception



# COMPREHENSIVELY REFURBISHED OFFICE SPACE

- Workspace
- ▼ Zoom room



Indicative images - Level 3



- Meeting room





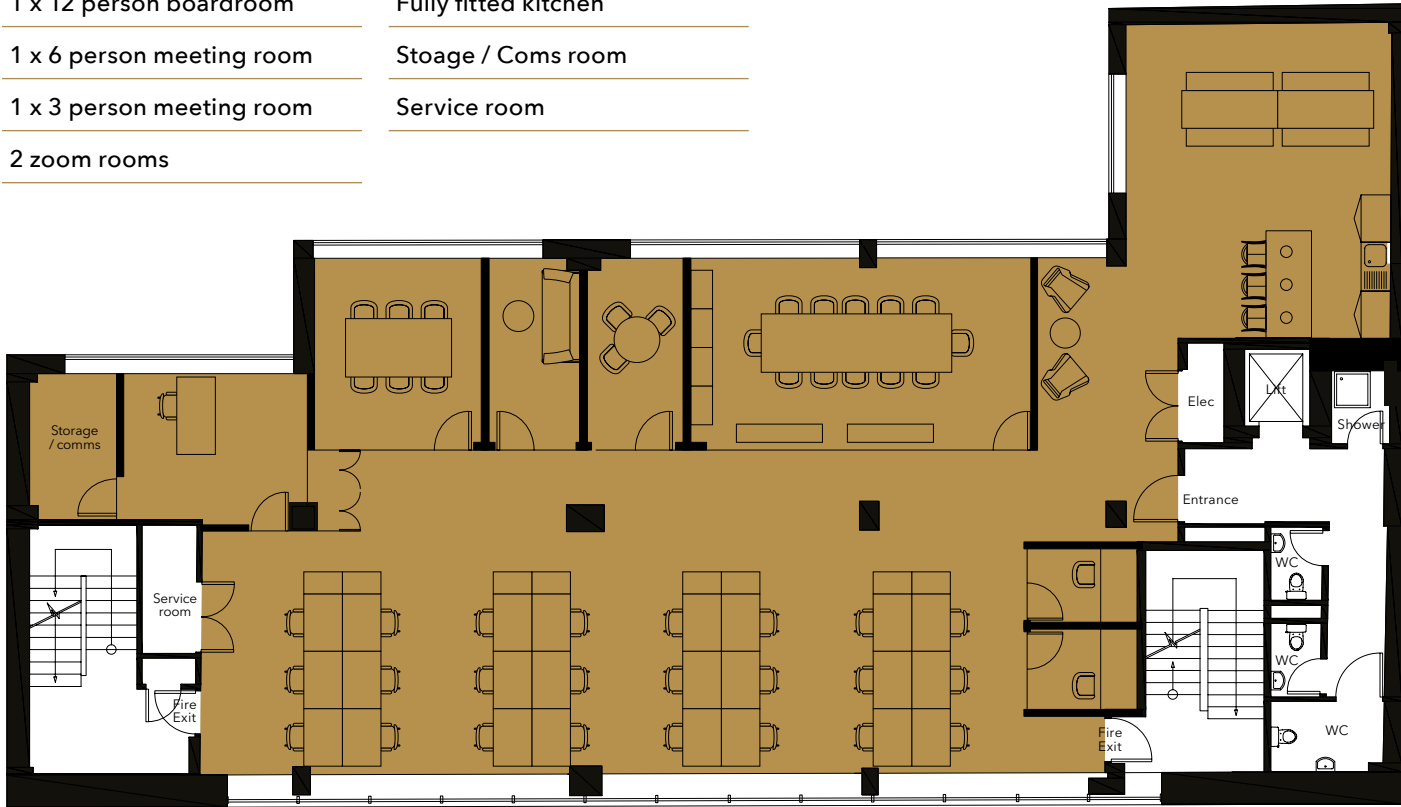
# PLUG AND PLAY WORKSPACE

## AVAILABILITY

LEVEL	SQ FT	TERRACE SQ FT
4	2,518	171
3	2,708	—
TOTAL	5,226	171

## LEVEL 4

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



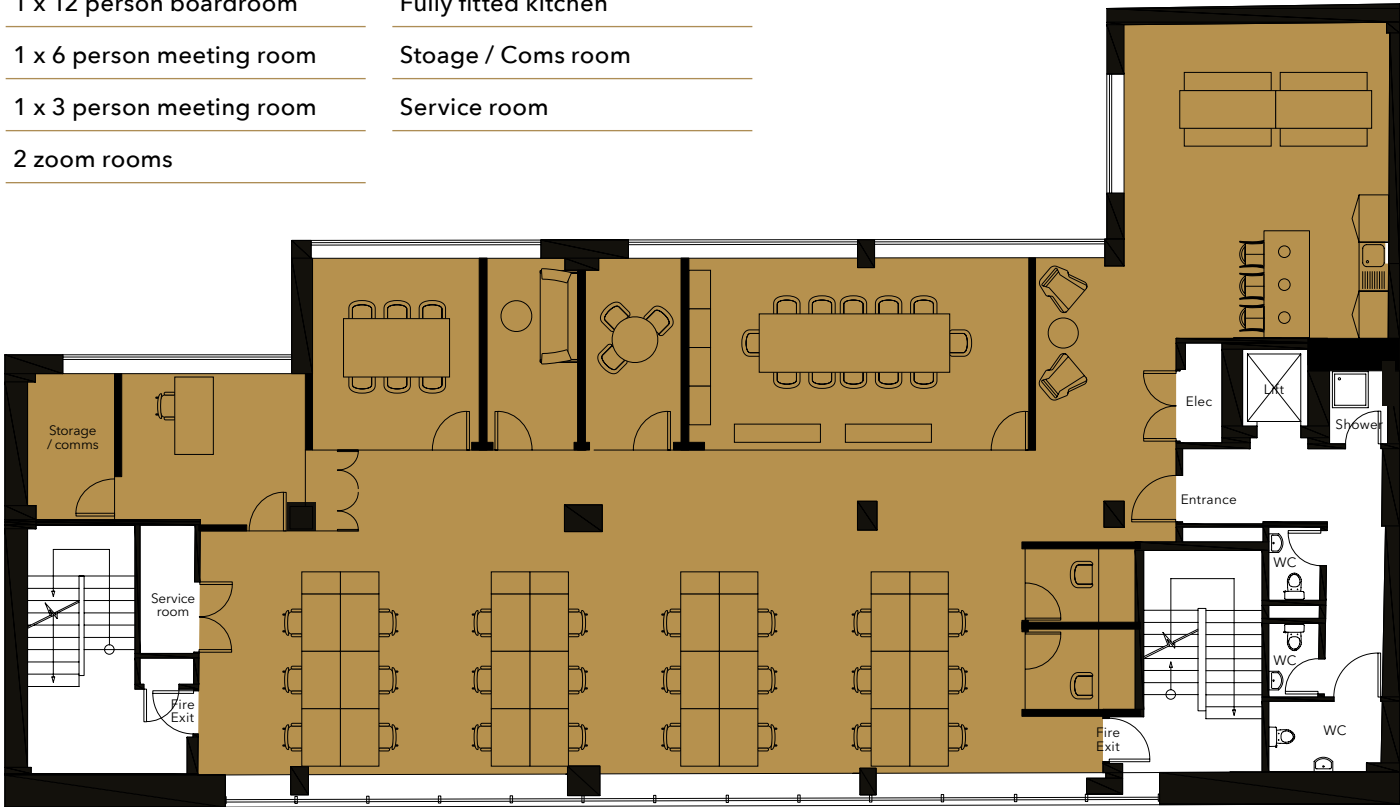
Indicative floor plan and layout

**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.

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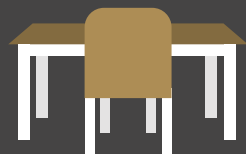
Indicative floor plan and layout



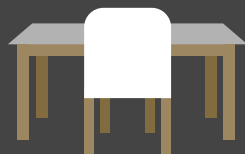
# SPECIFICATION



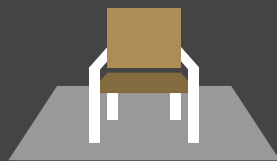
FULLY FITTED PLUG  
& PLAY OFFICE  
FLOORS



LEVEL 4  
XX DESKS



LEVEL 3  
24 DESKS



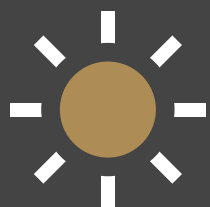
TWO CONTIGUOUS  
FLOORS



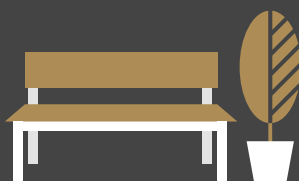
NEW VRF  
A/C SYSTEMS



TELCOM FIBRE  
PRE-INSTALLED



FANTASTIC NATURAL  
DAYLIGHT WITH WINDOWS  
ON BOTH SIDES



LEVEL 4 PRIVATE  
TERRACE



PASSENGER LIFT



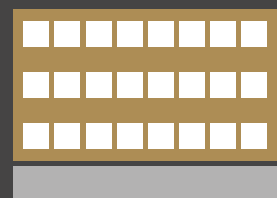
STREET LEVEL BIKE  
RACKS AND LOCKERS



EPC A & ALL  
ELECTRIC  
BUILDING



WCs & SHOWER  
ON FLOOR



NEW EXTERNAL  
FACADE AND  
RECEPTION ENTRANCE







# 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.

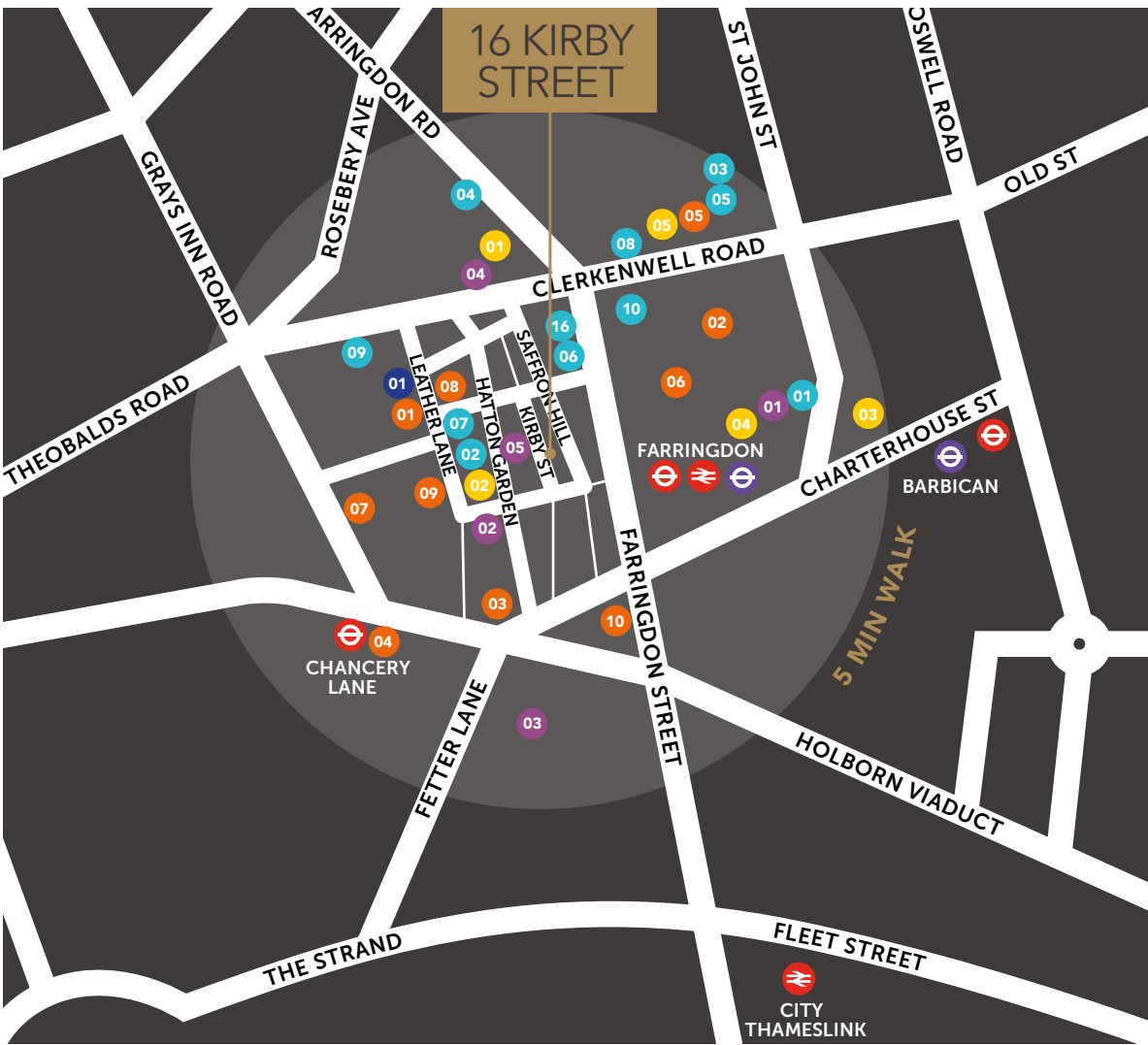
Nearby Hatton Garden and Leather Lane have a range of eateries, a weekday market, hotels and gyms. Clerkenwell is thriving urban hub with bars, restaurants and extensive local amenities, and Smithfield will soon be the Museum of London's new location.

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.



Ibérica

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## 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
- 03 Malmaison
- 04 The Rookery
- 05 Zetter Townhouse

## FITNESS

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



Bench

Attendant Coffee Roasters



# LONDON'S BEST CONNECTIONS

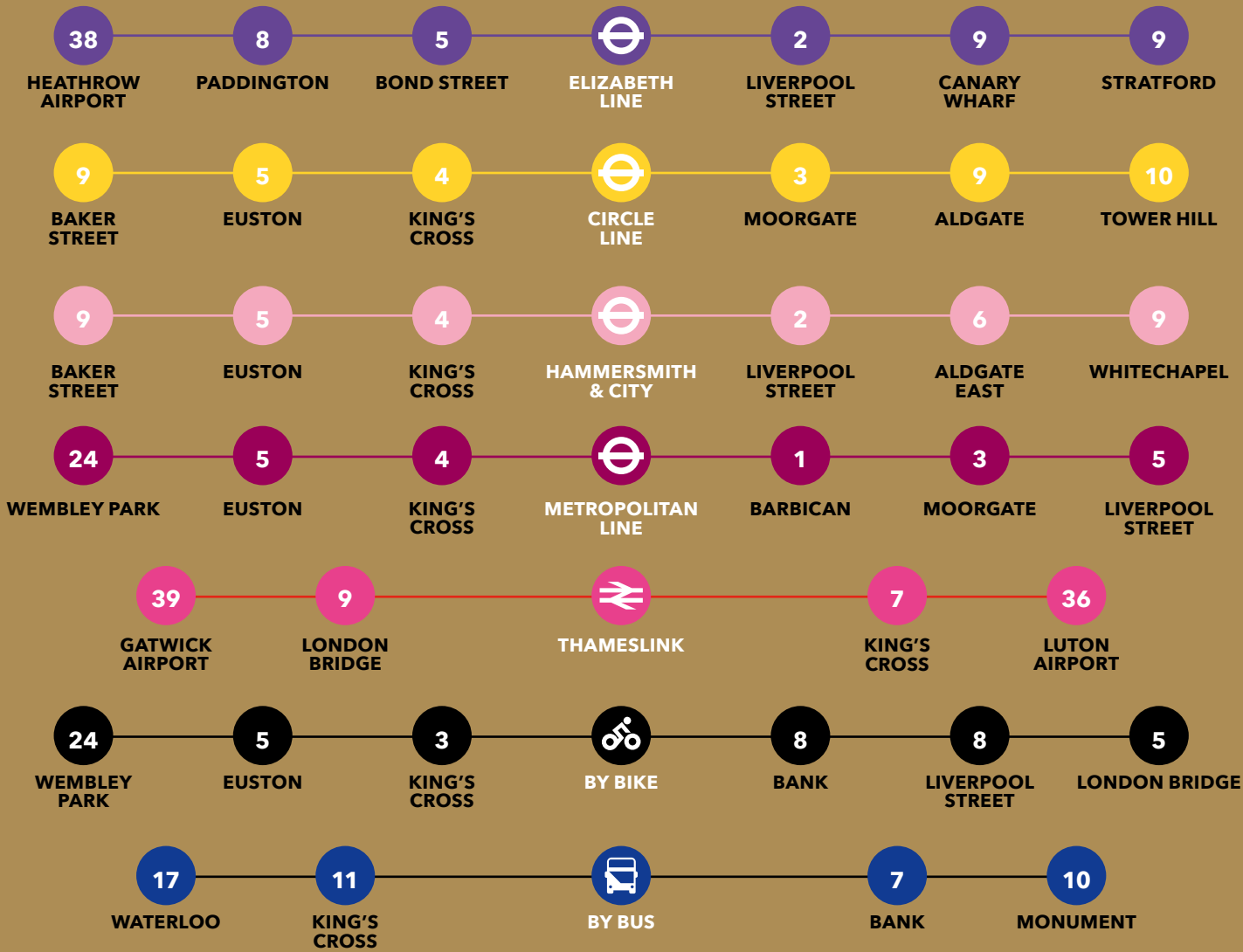
The Elizabeth Line, Farringdon Station, which is just a 4 minute walk from the building, is now one of London's most important and well-connected transport hubs, offering multiple Underground lines and a National Rail service.

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





**JOSH PERLMUTTER**

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