

16 KIRBY STREET

FARRINGDON • EC1

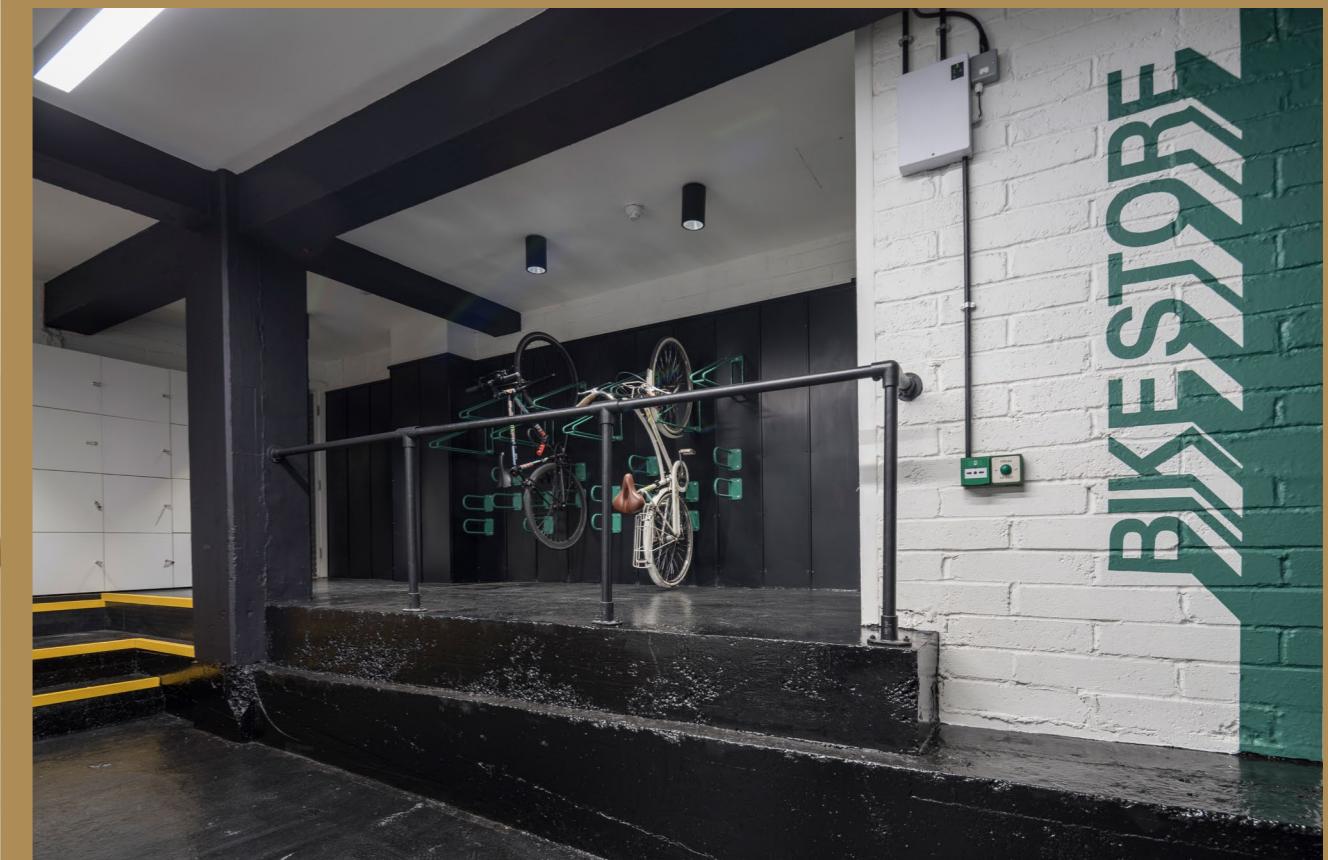
16kirbystreet.co.uk

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



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COMPREHENSIVELY REFURBISHED OFFICE SPACE

➤ Workspace
▼ Zoom room



➤ Meeting room



Indicative images - Level 3

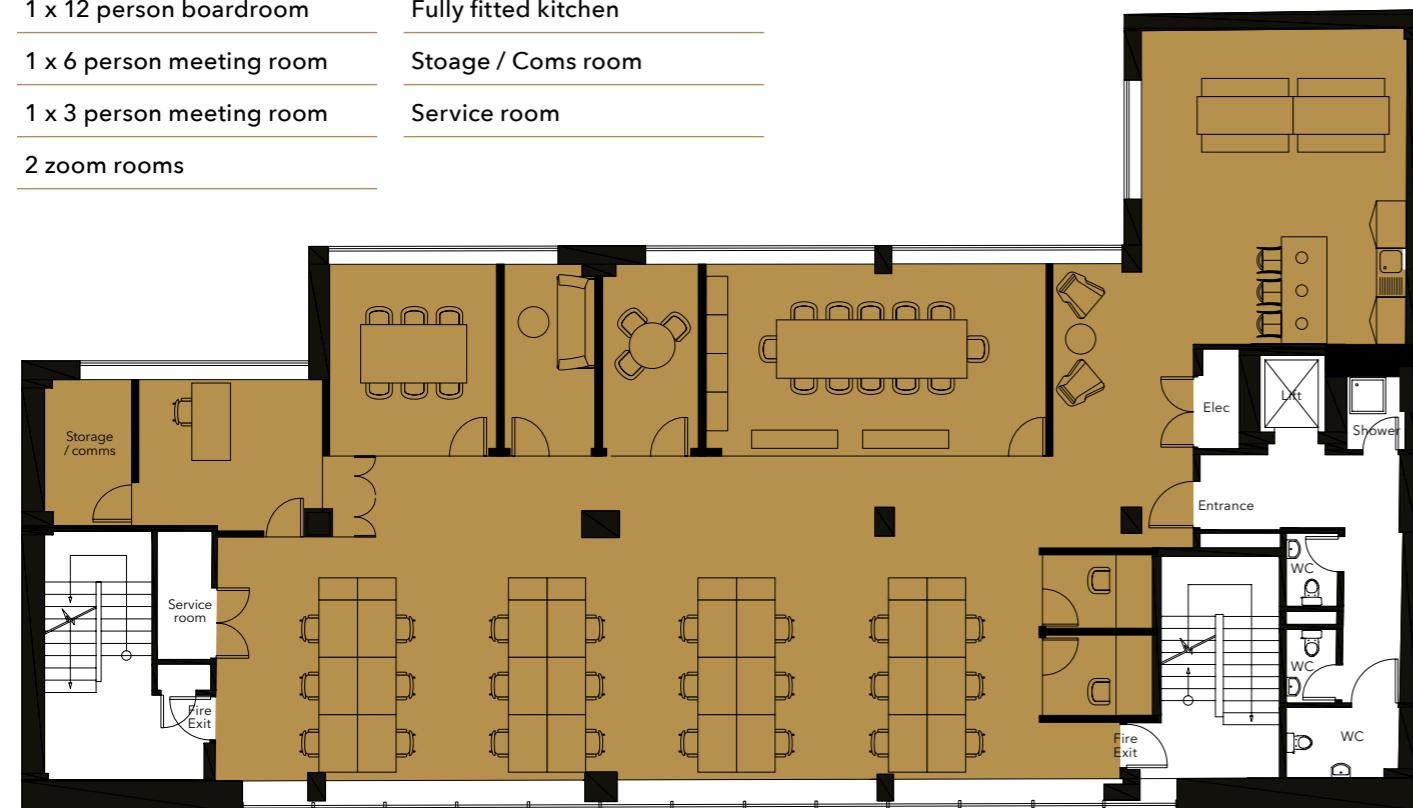
PLUG AND PLAY WORKSPACE

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	Storage / Coms room
1 x 3 person meeting room	Service room
2 zoom rooms	



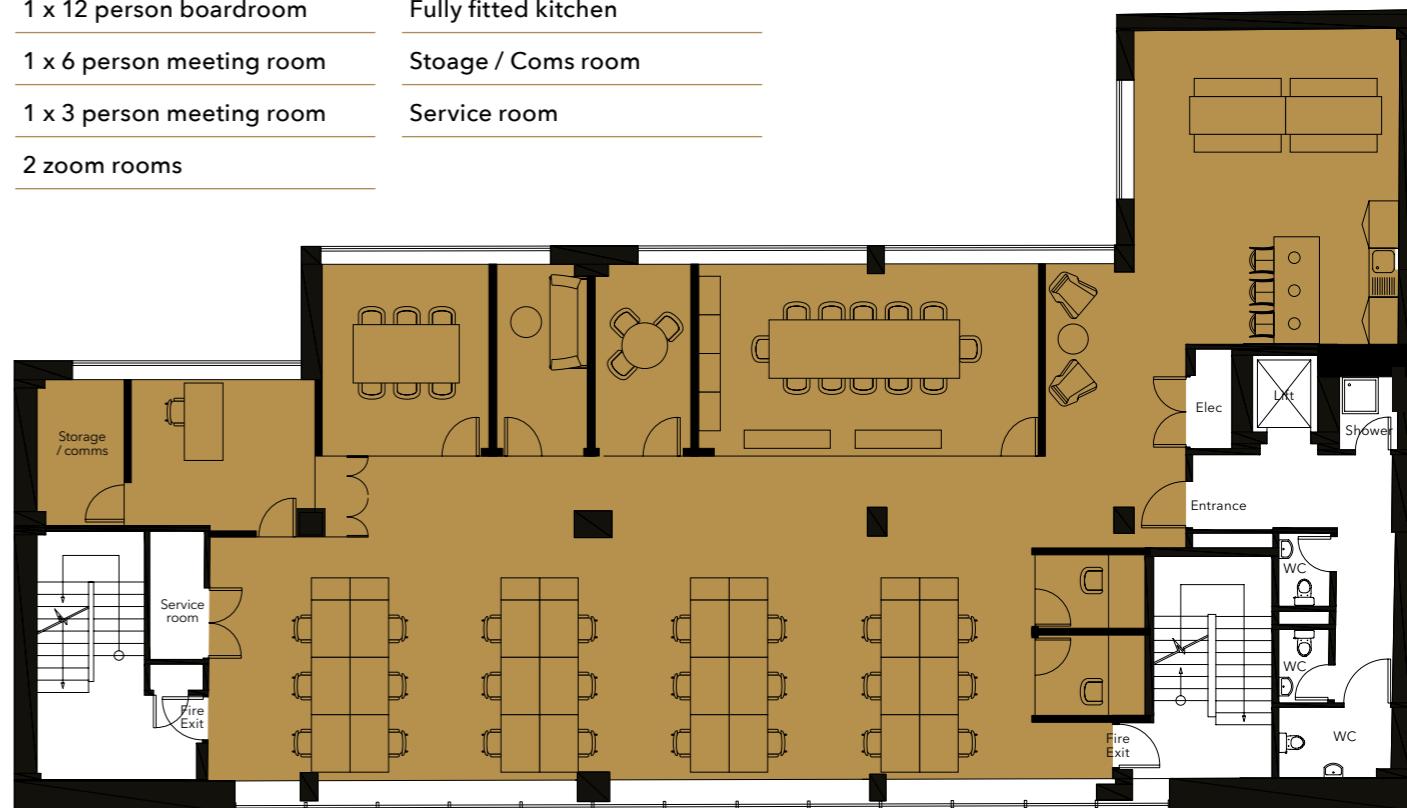
Indicative floor plan and layout

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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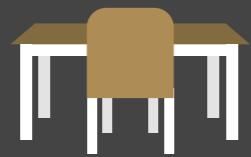


Indicative floor plan and layout

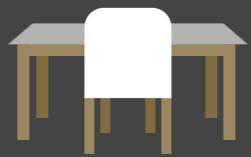
SPECIFICATION



FULLY FITTED PLUG & PLAY OFFICE FLOORS



LEVEL 4 XX DESKS



LEVEL 3 24 DESKS



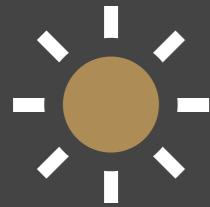
TWO CONTIGUOUS FLOORS



NEW VRF A/C SYSTEMS



TELCOM FIBRE PRE-INSTALLED



FANTASTIC NATURAL DAYLIGHT WITH WINDOWS ON BOTH SIDES



LEVEL 4 PRIVATE TERRACE



PASSENGER LIFT



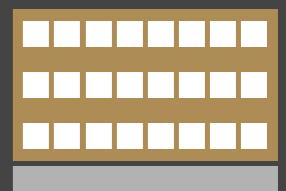
STREET LEVEL BIKE RACKS AND LOCKERS



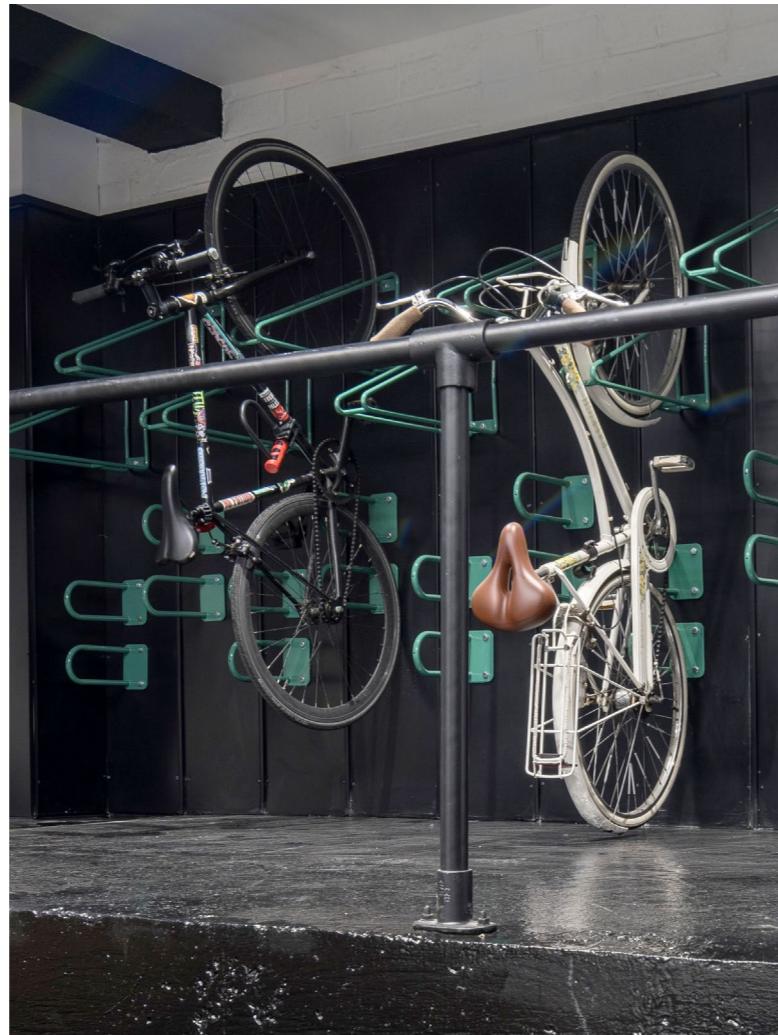
EPC A & ALL ELECTRIC BUILDING



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.

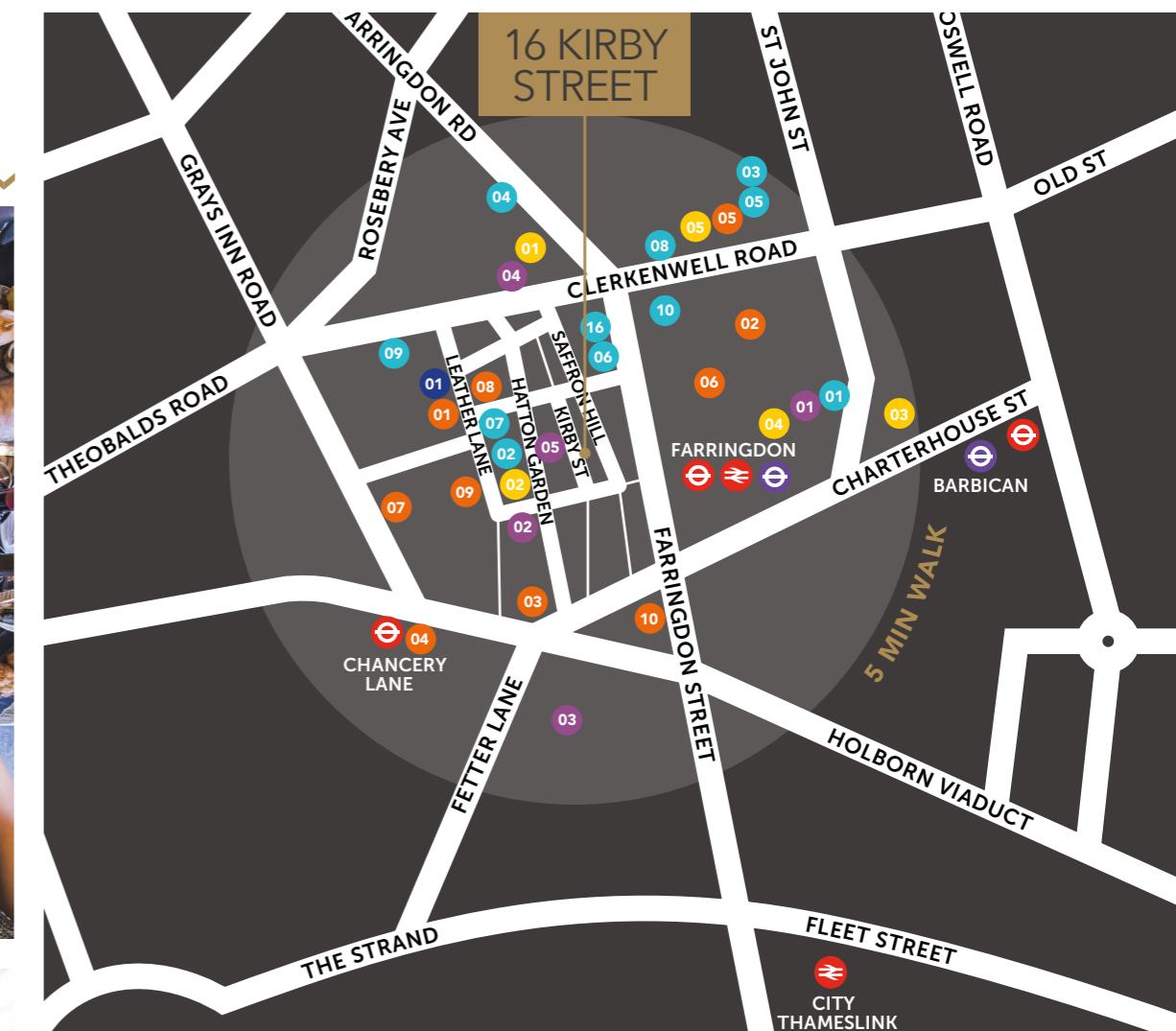


▲ Bench

◀ Attendant Coffee Roasters



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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

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.

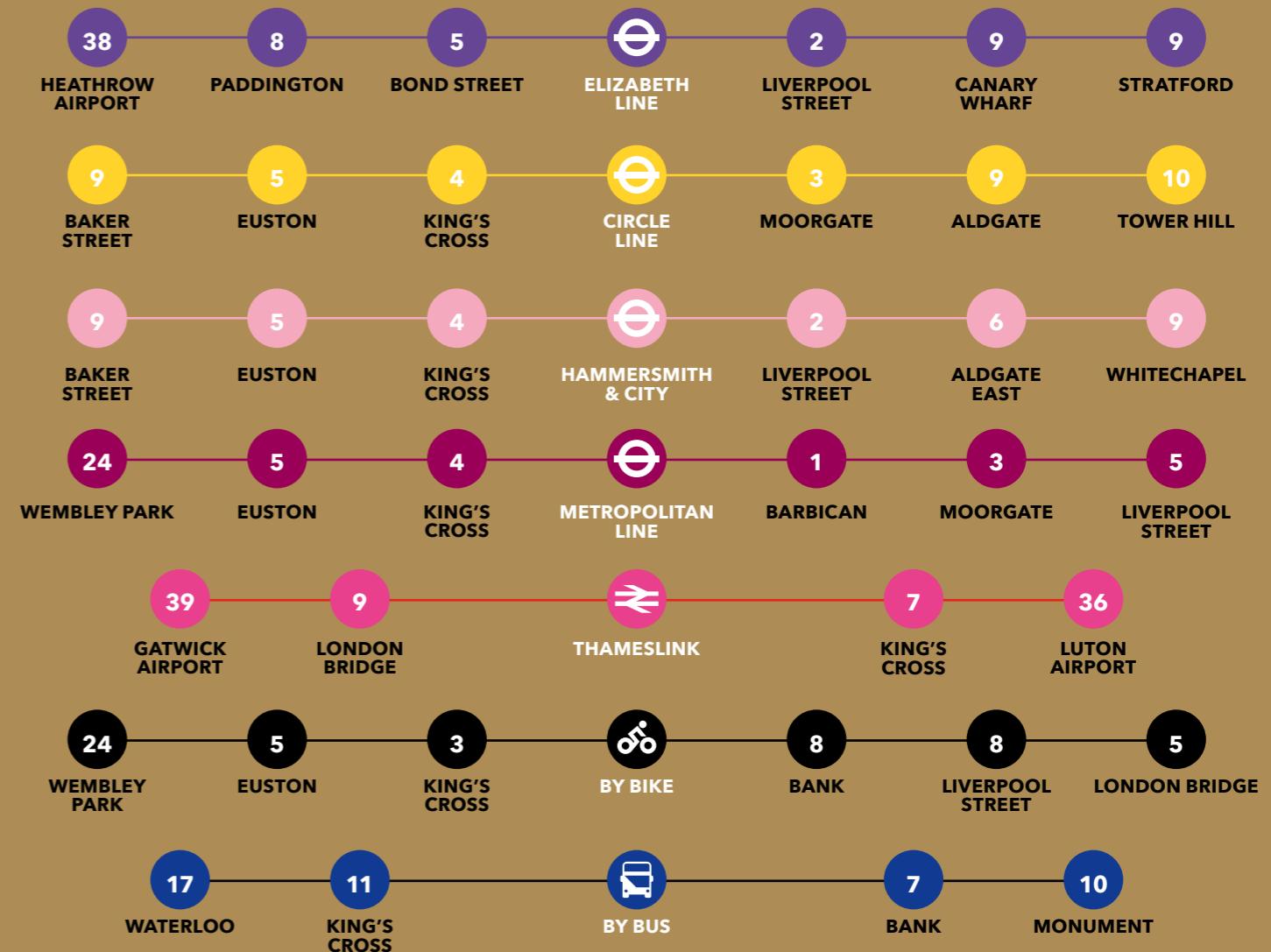
There are local cycle routes and frequent bus services from Farringdon Station on 6 routes.



▲ Farringdon Station & Elizabeth Line



TRAVELLING TO / FROM FARRINGDON





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Valeo Capital

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