

SMITHFIELD

— SERVICED & VIRTUAL OFFICES —

Introducing a 3,500 sq ft of Fully Serviced Workspace in the Heart of Farringdon.

Complete with Meeting Rooms, Breakout Areas, Private Kitchen, Fibre Internet, and Rooftop Terrace.



3,500 sq ft of Flexible, Fully Serviced Workspace in the heart of Farringdon

This **fully serviced, self-contained office suite** offers the perfect blend of comfort, style, and productivity. Flooded with **natural light** and equipped with **air conditioning throughout**, the space creates an inspiring environment.

Located over two floors, the main suite on the **3rd floor** spans **3,058 sq ft**, and comes fully fitted and ready to move in, featuring:

- **56 workstations** with ergonomic task chairs
- **Two 6-person meeting rooms**
- **Two 4-person meeting rooms**
- **Informal breakout space**
- **Private kitchen** for your team's convenience
- **Dedicated, air-conditioned comms room**
- **1GB dedicated fibre internet connection**
- **Access to an exclusive rooftop balcony** — the perfect spot for a coffee, catch-up, or breath of fresh air

The **4th Floor private suite** spans **482 sq ft** and offers a versatile layout ideal for teams needing flexibility and focus, and is currently configured to include:

- **Three private phone booths** for confidential calls and video meetings
- **An 8-person meeting room** for team collaboration and client presentations
- **A relaxed breakout area** perfect for informal discussions or a change of pace
- **Private kitchen and toilet**

Alternatively, the space could be utilised as a private 12-desk office.

This additional suite provides the ideal balance between **privacy, functionality, and comfort**, making it an excellent companion to the main 3rd Floor office or a **standalone executive space**.

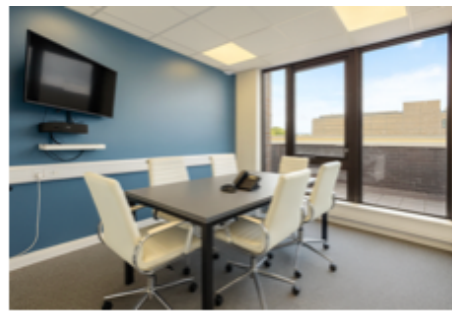
Pricing & Term Length

Price: £40,000 / month (£137 sqft)

Deposit: 2 months

Minimum 12-month term

Available from: February 2026



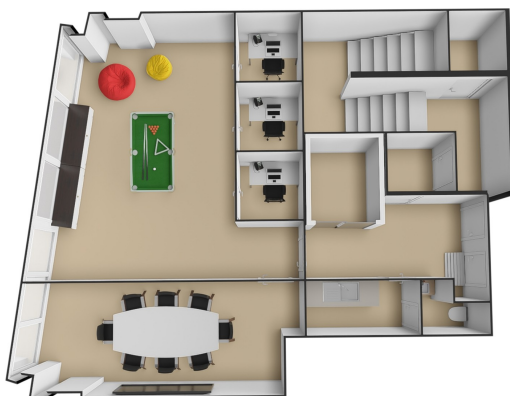
Availability / Office Layout

The office space will be available for occupancy from February 2026 onwards, and the license terms are flexible. **The current office layout can be configured to meet your specific requirements.**























Third Floor Layout









Fourth Floor Layout



Included Amenities

| | | |
|--|--|--|
|  unbranded building |  building insurance |  mail handling |
|  high speed internet |  daily cleaning |  on-site management |
|  flexible licence terms |  showers |  building maintenance |
|  fully furnished |  24/7 access |  business rates |
|  air-conditioned |  bicycle storage |  utility bills |
|  tea & coffee |  staffed reception |  cctv |
|  breakout space |  call answering | |
|  phone booth |  VoIP telephones | |

Variable costs (only if you use them)

| | |
|--|---|
|  telephone calls (itemised billing) |  document copying & scanning |
|  three meeting rooms (£15 / hour) |  dedicated internet |
|  postal & courier services |  on-site car parking |

Location

Just a 2-minute walk from Farringdon Station, this location offers unrivalled connectivity across London and beyond - perfect for teams who value accessibility and a vibrant central setting.

Farringdon
2 min walk



Barbican
6 min walk



Chancery Lane
8 min walk

