

# SMITHFIELD

— SERVICED & VIRTUAL OFFICES —

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# Smithfield Serviced & Virtual Offices, nestled in the bustling district of Farringdon, are renowned providers of quality serviced office spaces.

## About the provider

A family run business with over 30 years of experience providing high quality office facilities in the Farringdon area.

Their dedicated management and maintenance team are on-site ensuring tenants and their customers receive an excellent standard of service. This is reflected by their Trustpilot rating of 4.9 out of 5.

Some of their tenants are now in their second decade with them and cover many business sectors as diverse as Aerospace, Law, Food, Travel and Hospitality.

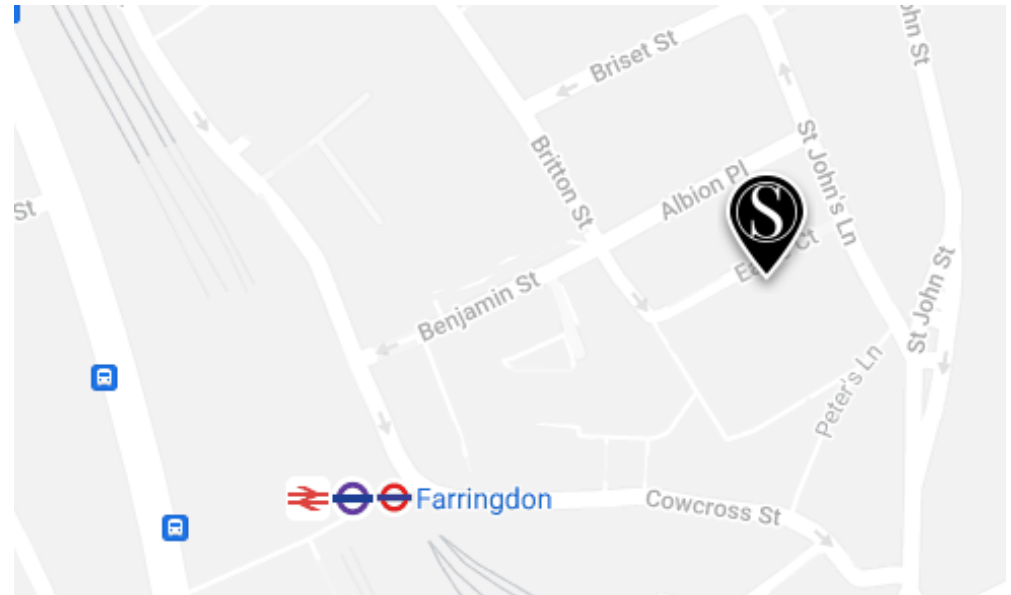
They are proud to have been part of the journey made by fledgling customers, many of whom have now progressed to PLC status or joined multi-national conglomerates.

## Location

Located on a quiet street in the heart of Farringdon, 5 St John's Lane is conveniently situated just 200 metres from Farringdon Station, providing direct access to Crossrail, London Underground, and Thameslink. Farringdon has become a vibrant and fashionable area with a growing number of amenities and cultural offerings to explore.

Farringdon is a bustling area of London, home to some of the world's largest technology, media, financial, and creative businesses, as well as an exciting community of start-ups.

Cowcross Yards, located nearby, is a popular hotspot with an incredible weekly food market. At the same time, the surrounding area boasts a diverse selection of bars, restaurants, cafes, fashion stalls, and vintage boutiques.



### Farringdon

0.2 km, 2 mins walk



### Barbican

0.6 km, 7 mins walk



### St. Paul's

0.9 km, 12 mins walk



### City Thameslink

1.0 km, 13 mins walk



# Presenting fully serviced, flexible office spaces in the heart of Farringdon.

## The office space

Smithfield takes pride in their commitment to providing their clients with a personalised and comprehensive service.

Their private, fully serviced offices are equipped with a full range of amenities, are stylishly presented, and are regularly serviced to ensure that the highest standards are maintained.

The **unbranded building** exudes an air of professionalism. All offices are air-conditioned and essential furniture is provided including **sensible desk sizes** of 1200 x 800mm so that you can work comfortably with plenty of space.

As for internet provision, they are equipped with **several high-speed 1GB internet** lines supplied by different providers, thus **increasing network redundancy** and ensuring maximum connection uptime.

## Flexible Licence Terms

Smithfield offer a **flexible** and **straightforward** approach ensuring that you get the most out of their services whilst maintaining complete peace of mind.

## Amenities

Hidden costs can be frustrating, so Smithfield lists all amenities upfront and provides a complete encompassing solution.

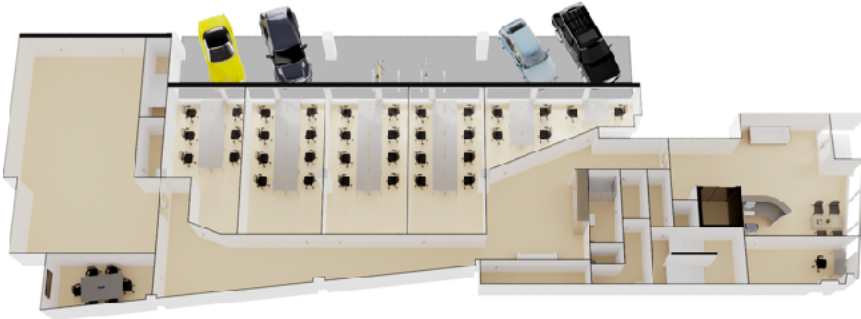
They want to ensure that you have all the information you need to make an informed decision and that there are no surprises down the line.

	unbranded building		call answering
	high speed internet		VoIP telephones
	flexible licence terms		mail handling
	fully furnished		on-site management
	air-conditioned		building maintenance
	tea & coffee		business rates
	breakout space		utility bills
	phone booth		cctv
	daily cleaning		building insurance
	showers	<b>Variable costs</b> (only if you use them)	
	24/7 access	telephone calls (itemised billing)	
	bicycle storage	three meeting rooms (£15 / hour)	
	staffed reception	postal & courier services	
		document copying & scanning	
		dedicated internet	
		on-site car parking	

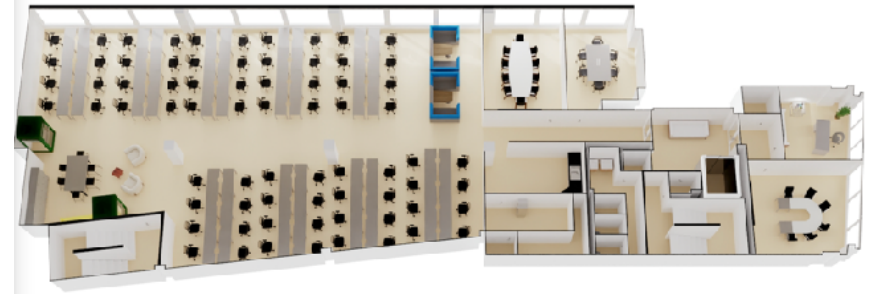


Private offices accommodating two people as well as 4,000 sqft self-contained office suites.

**Ground Floor**



**Second Floor**



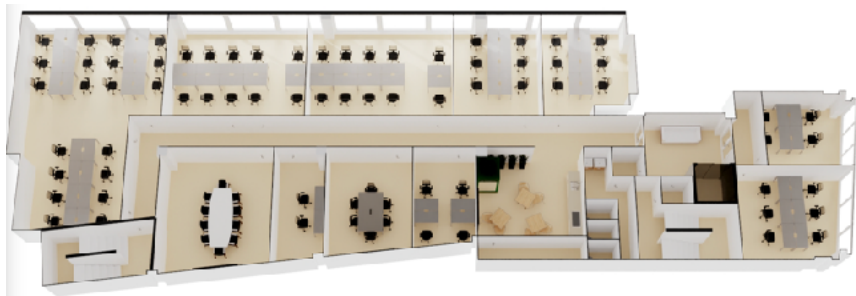
**Mezzanine Floor**



**Third Floor**



**First Floor**



**Fourth Floor**

