

# 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**.

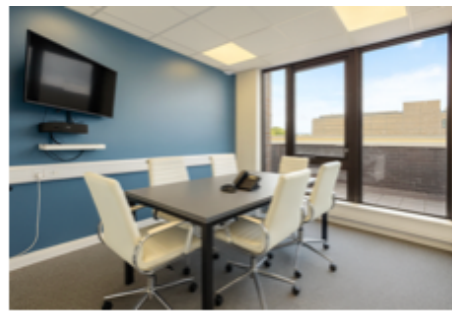
## Pricing & Term Length

Price: £40,000 / month (£137 sqft)

Deposit: 2 months

Minimum 12-month term

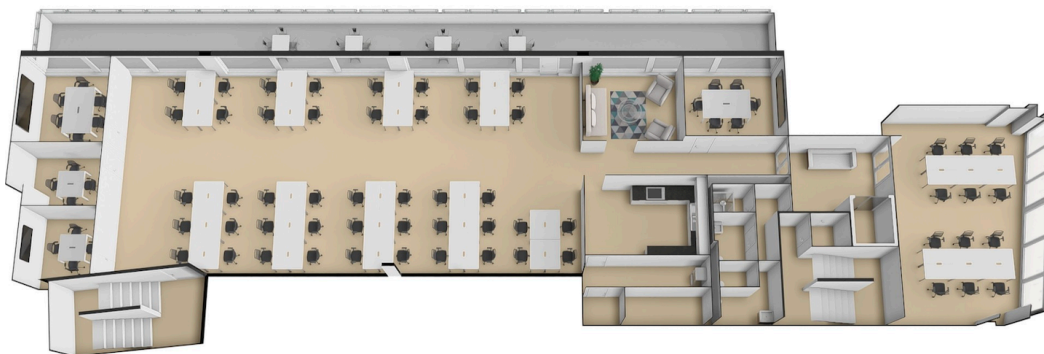
Available from: February 2026



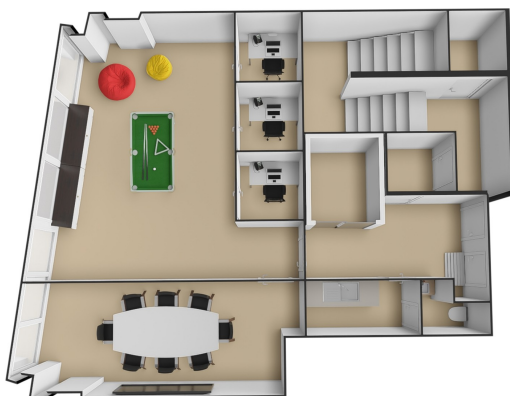
## Availability / Office Layout

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

