

# SMITHFIELD

— SERVICES & VIRTUAL OFFICES —

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# Introducing a 4,000 sqft fully serviced self-contained office space in the heart of Farringdon

## 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 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.

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  


## Trustpilot Review from the Existing 2nd Floor Tenant



### Top-Notch Office Space and Team

We are saying goodbye to our excellent office space and the team that runs it, and it's not an easy farewell. This office has been more than just a workspace; it's been a comfortable, efficient environment that we've been proud to be part of.

The office is a blend of style and practicality, with modern facilities that cater to every professional requirement. The comfortable furniture, natural lighting, and well-kept outdoor spaces, if you're lucky enough to have the top floor space, have made it a pleasant place to work.

The highlight of this office, however, is the team that runs it. They are helpful, supportive, and always welcoming, making our professional lives smoother. Their good-natured humor brought a positive vibe to the office, making work not just a routine, but an enjoyable experience.

We're leaving this office not out of choice, but due to our parent company's decision to consolidate into two offices. We'll miss the space and the team, and take with us great memories and experiences. A big thank you to the team for making our time here rewarding. We look forward to possibly crossing paths again in the future.

**Date of experience:** 08 December 2023



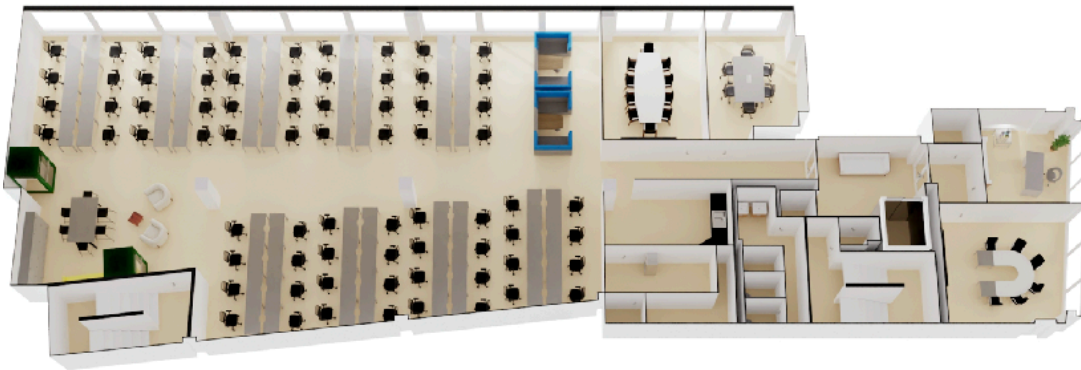
# A fully serviced office suite that can be re-configured to meet specific requirements.

## The office space

This fully serviced office is self-contained and spans 4,000 sqft on the second floor.

The office benefits from plenty of natural light and air conditioning, making it a comfortable and productive environment to work in. The second floor is equipped with **72 workstations, 2 meeting rooms, 1 boardroom, a directors office, meeting hubs, phone booths, breakout space, and lockers.**

























Additionally, there is a **1GB dedicated internet** connection, a **private comms room**, and a **private kitchen**. Overall, this self-contained office space is ideal for any business looking for a modern, fully serviced facility in a prime location.



## Availability / Office Layout

The office space will be available for occupancy from March 2024 onwards, and the license terms are flexible. **The current office layout can be configured to meet your specific requirements.**

## Amenities Included

 unbranded building	 staffed reception
 1gb dedicated internet	 call answering
 dedicated comms room	 VoIP telephones
 flexible licence terms	 mail handling
 fully furnished	 on-site management
 air-conditioned	 building maintenance
 tea & coffee	 business rates
 dedicated kitchen	 utility bills
 breakout space	 CCTV
 phone booth	 building insurance
 daily cleaning	
 showers	
 24/7 access	
 bicycle storage	

### Variable costs (only if you use them)

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

## Pricing & Term Length

£43,000 / month (+ VAT)

Deposit: 2 months.

Minimum 12 month term.