

SMITHFIELD

— SERVICED & VIRTUAL OFFICES —

Introducing a 3,000 sq ft of Fully Serviced Workspace in the Heart of Farringdon.

Complete with Meeting Rooms, Breakout Area, Private Kitchen, Fibre Internet, and Rooftop Balcony.



3,000 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.

This private suite is located on the **3rd floor** and spans **3,058 sq ft**, and comes fully fitted and ready to move in, featuring:

- **56 workstations** with ergonomic task chairs (scalable to 60)
- **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

Pricing & Term Length

Price: £35,000 / month (£140 sqft)

Deposit: 2 months

Minimum 12-month term

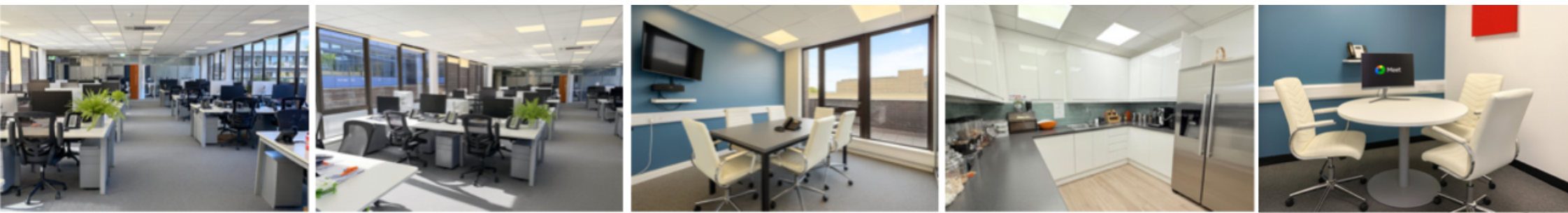
Available from: February 2026

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 |



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.**

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



Third Floor Layout



This floor plan features a spacious **open-plan workspace** accommodating **44 (1200x800) desks** arranged for collaborative working. On the left side of the plan, an additional **12 desks can be added**, bringing the **total to 56 desks**. A **private kitchen** area is centrally located, adjacent to an **informal breakout zone** with soft seating. A dedicated **air-conditioned comms room** is also included. Along the bottom edge of the plan, a large **private roof balcony** runs the full width of the space, offering an outdoor area accessible directly from the main office.