

# 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 (£137 sqft)

Deposit: 2 months







Minimum 12-month term

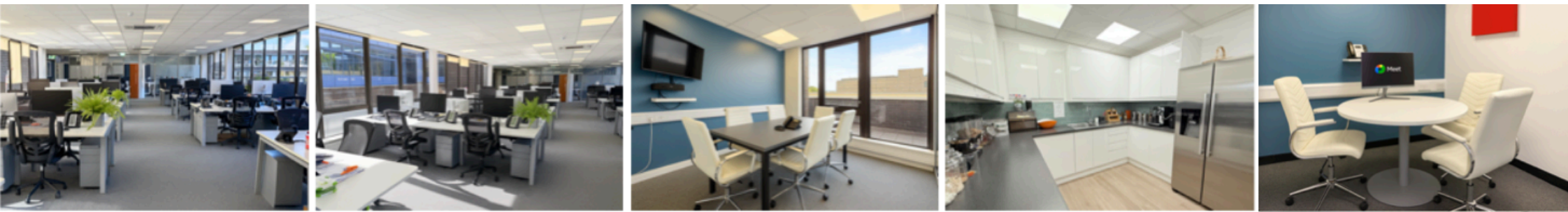
Available from: February/March 2026

## 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 late February to early March 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.