



**TO LET**

**Smithfield Market,  
London, EC1A 9LH**

6,900 sq ft

Iconic Smithfield Market  
building offering leases  
available up to 2028



**VIDEO TOUR**

**stirlingackroyd.com**



---

## Description

An unique opportunity to acquire low cost offices in an iconic London landmark building, Smithfield Meat Market. The building is instantly recognisable with its imposing towers and stunning arched walkway.

Located on the second floor with a full pitched roof running the entire length the spaces, the unit would suit a range of occupiers from creative and design to more traditional office occupiers.

Offering completely lateral space which is fully DDA accessible, these units are like no other in the marketplace and viewings are highly recommended.

---

## Location

The iconic Smithfield Market bounds between Charterhouse Street, Lindsey Street, West Smithfield and Long Lane where the office suites are directly above the working market.

Farringdon, Barbican and St Paul's underground Stations are all within a short walking distance. The Elizabeth Line Station is directly opposite the units providing some of the best transport links in London.

---

## Key points

- Last unit remaining
- Suite F - 6,900 square feet
- Rent just £15 per square foot
- Pitched roof with exposed services and timbers
- Perfect for charities who can benefit from rates relief
- Lateral office suites
- Low cost offices
- Air conditioning and lifts





Smithfield Market, London, EC1A 9LH

---

## Accommodation

Name	sq ft	sq m	Rent	Availability
Suite - F (10 Lindsey Street)	6,900	641.03	£15 /sq ft	Available

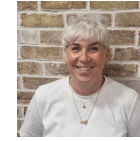
---

## Rents, Rates & Charges

Lease	New Lease
Rent	£15 per sq ft exclusive of rates and service charge
Rates	£16.50 per sq ft
Service Charge	£12 per sq ft fixed
VAT	To be confirmed
EPC	On application

---

## Viewing & Further Information



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com

**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

---

## Joint Agents

Kinney Green (Joint Agent)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 02/07/2024