



STIRLING
ACKROYD

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

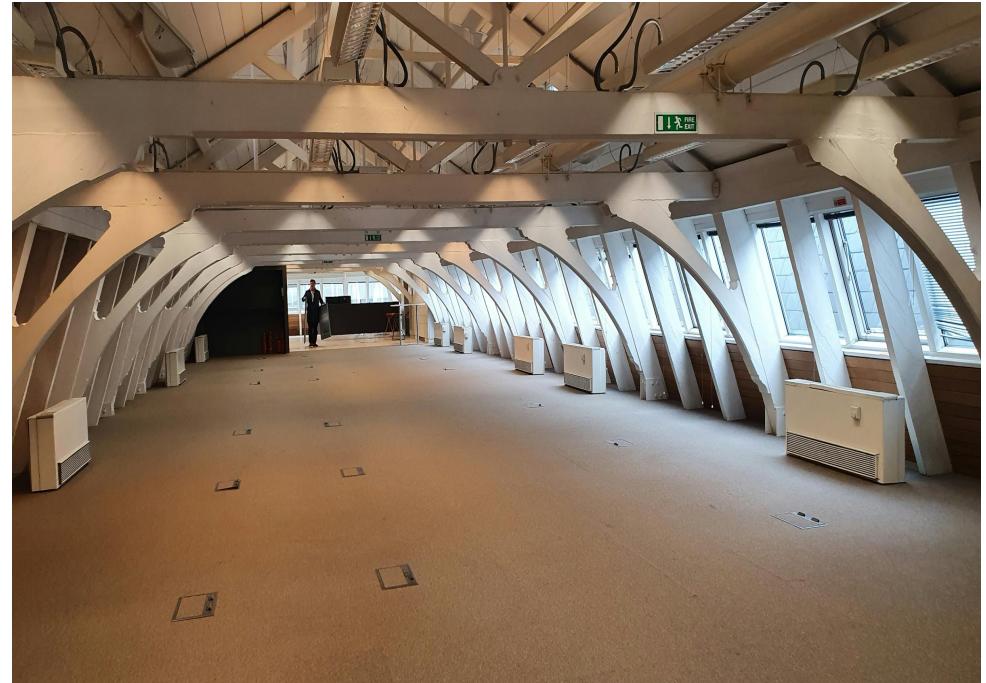


Description

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.

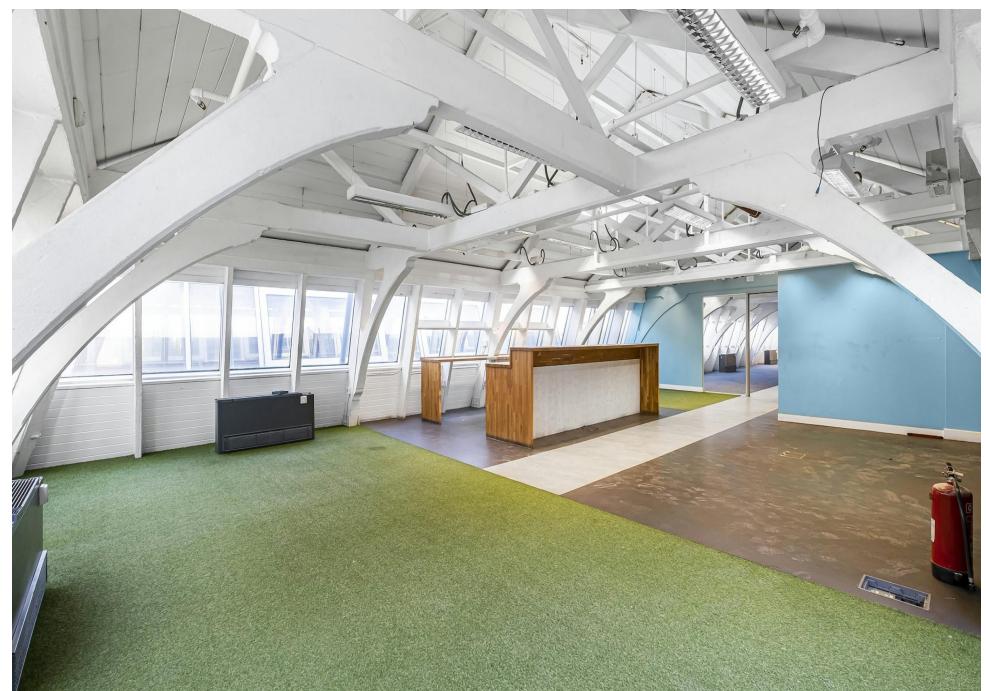
Offering completely lateral space which is fully DDA accessible, these units are like no other in the marketplace and viewings are highly recommended.



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



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
VAT	To be confirmed
EPC	On application

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

Joint Agents

Kinney Green (Joint Agent)

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