



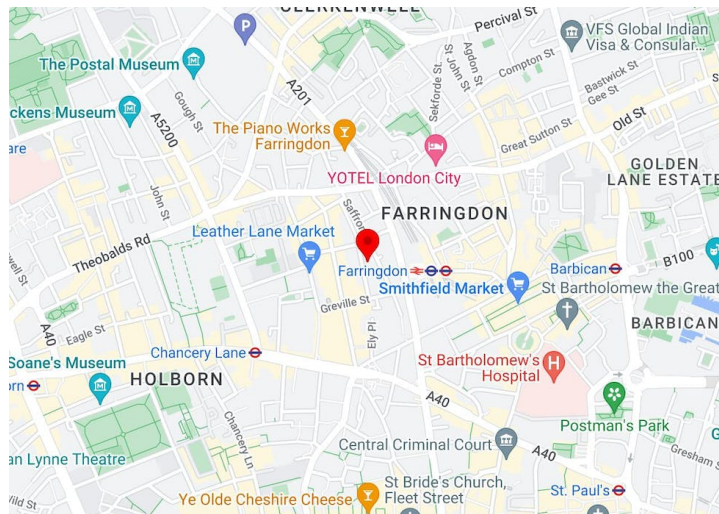
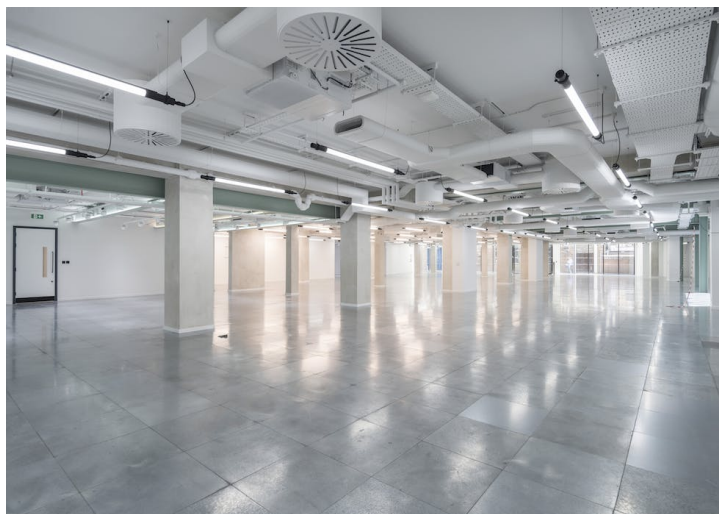
A unique opportunity to acquire a comprehensively refurbished Self-Contained premises in Farringdon.

- Self-Contained Premises with crittal style glazing frontage
- Targeting BREEAM 'Outstanding'
- Refurbished Cat A specification
- 3m floor to ceiling heights
- Brand new End of Trip facilities with dedicated bike lift
- 2x Lightwells

Saffron Studio

Saffron House, 6-10 Kirby Street, London, EC1N 8TS

AVISON
YOUNG



Summary

Available Size	12,263 sq ft / 1,139.27 sq m
Rent	£65 per sq ft
Rates Payable	£25 per sq ft
Service Charge	£9.72 per sq ft
EPC	A

Property Highlights

Truly unique HQ offering, less than 1 minutes walk from Farringdon Station

Location

Saffron House is located in the heart of Farringdon, less than a 3 minute walk to Farringdon Station. The self-contained ground floor premises 'Saffron Studio' is to the rear of the main building reception on Saffron Hill with a front door leading to a convenient thoroughfare between Clerkenwell and The City.

Farringdon Station benefits from connections on the Elizabeth, Hammersmith and City, Circle, Metropolitan and Thameslink lines.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Self-Contained	12,263	1,139.27	Available



Harriet De Freitas

07940516827
harriet.defreitas@avisonyoung.com



Jamie Major

07799 341569
jamie.major@avisonyoung.com



James Walker

02079112049 | 07957388184
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Amenities specifications

- Build Status: Refurbished
- Planning Status: Pre Planning
- Number of Passenger lifts: 3
- Goods Lifts: Yes
- Total lift capacity (people): 12
- Full Access Raised floors: Yes
- Floor Type: Full access raised floor
- Ceiling: Exposed Concrete Ceiling
- Ceiling Height (m): 3
- Central heating: Yes
- Air conditioning: Yes
- Air Handling: Wall mounted air conditioning units
- Excellent natural light: Yes
- Lighting: Yes
- Lighting Type: LED