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**One – Three**  
Pemberton Row / EC4

**1,302 - 5,856 sq ft**  
offices to let

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## Overview

# A warm welcome

The reception has been refurbished providing an impressive arrival experience for occupiers and visitors.

The available lower ground floor suite offers 1,302 sq ft and the 3rd floor offers 4,554 sq ft of premium fitted office space.



3rd floor kitchen



Reception



Fully fitted office space



Prime Midtown location



Newly refurbished reception



4 min walk to City Thameslink



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Ready to work

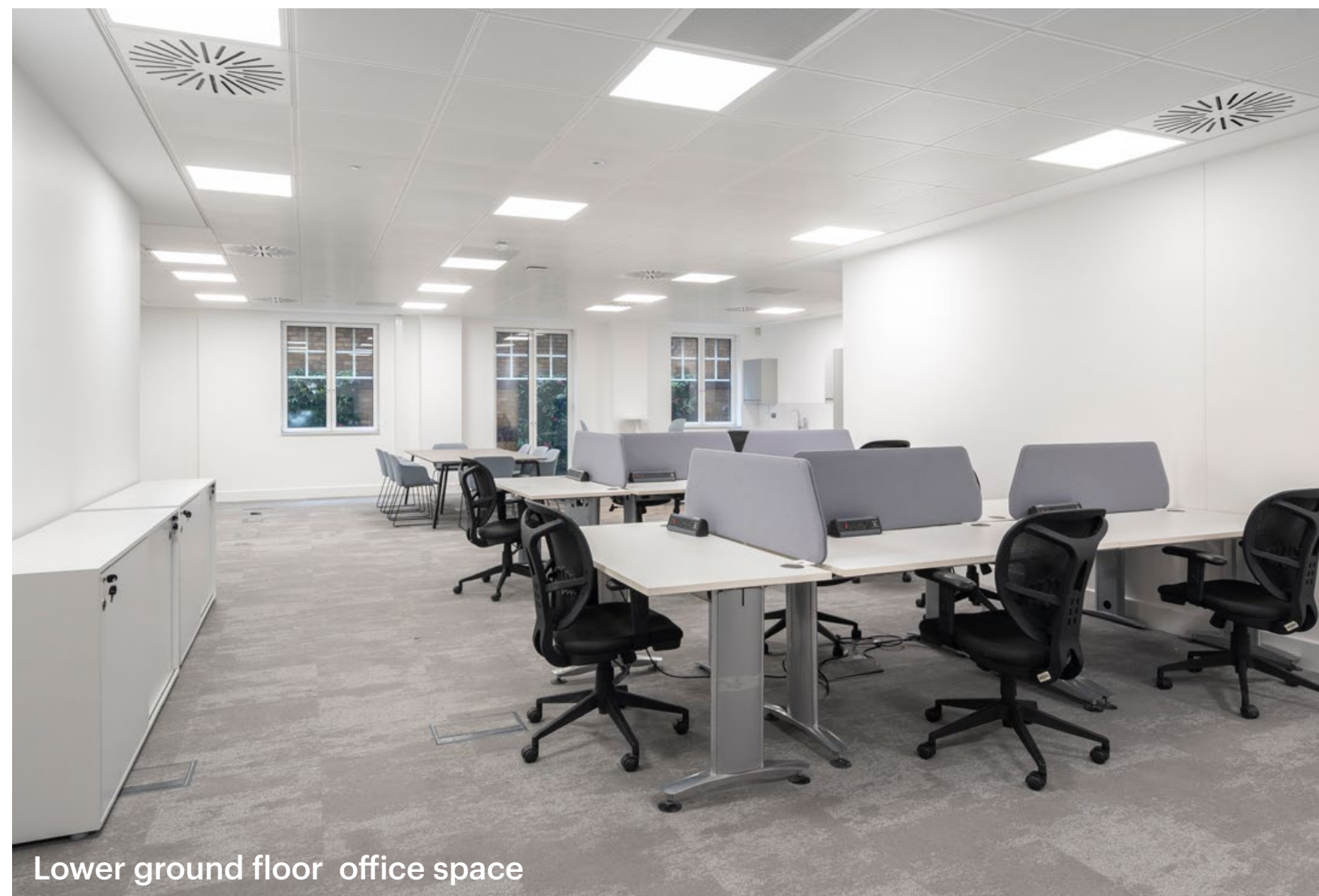
3rd floor welcome area



## Specification

# Fitted workspace

For those wanting to get straight to work the 3rd and lower ground floors offer fully fitted space with considered design details, including kitchenette, breakout areas, and open plan desks.



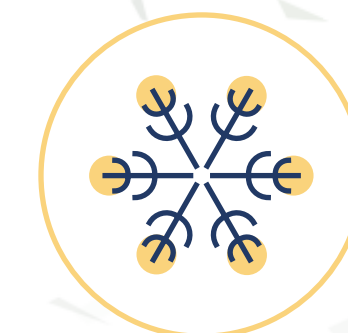
2x10 Person passenger lifts



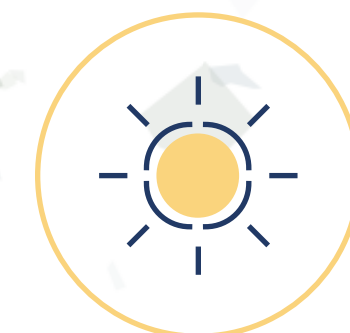
Raised floors



LG7 lighting



Air conditioning



Excellent natural light



Cycle storage



3rd floor kitchen



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Space to create

3rd floor office space



Accommodation

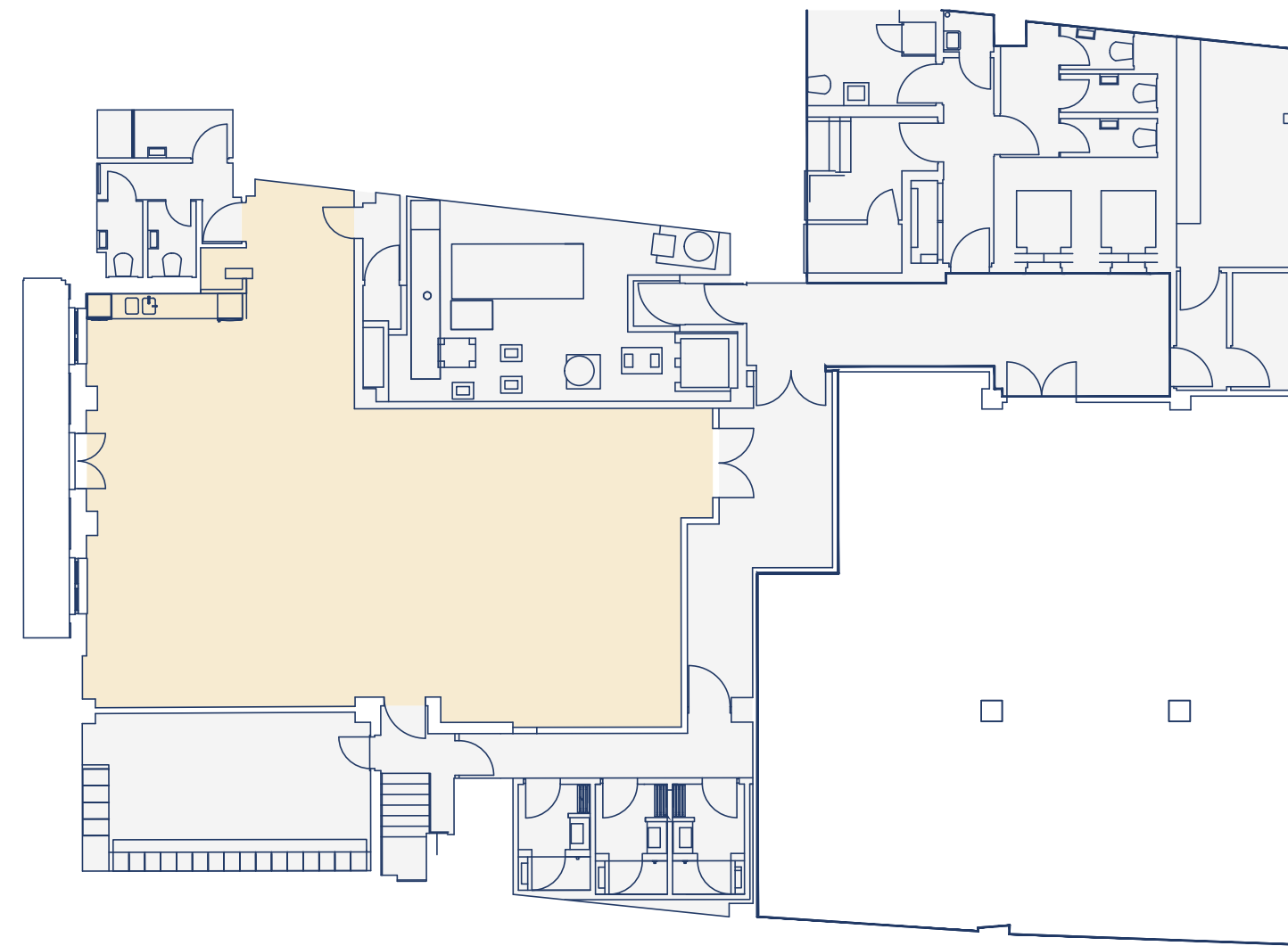
# Space plans

Floor	Sq ft	Sq m
3rd	4,554	423.08
LG	1,302	120.95
<b>Total</b>	<b>5,856</b>	<b>544.03</b>



Lower ground space plan

1,302 sq ft / 120.95 sq m



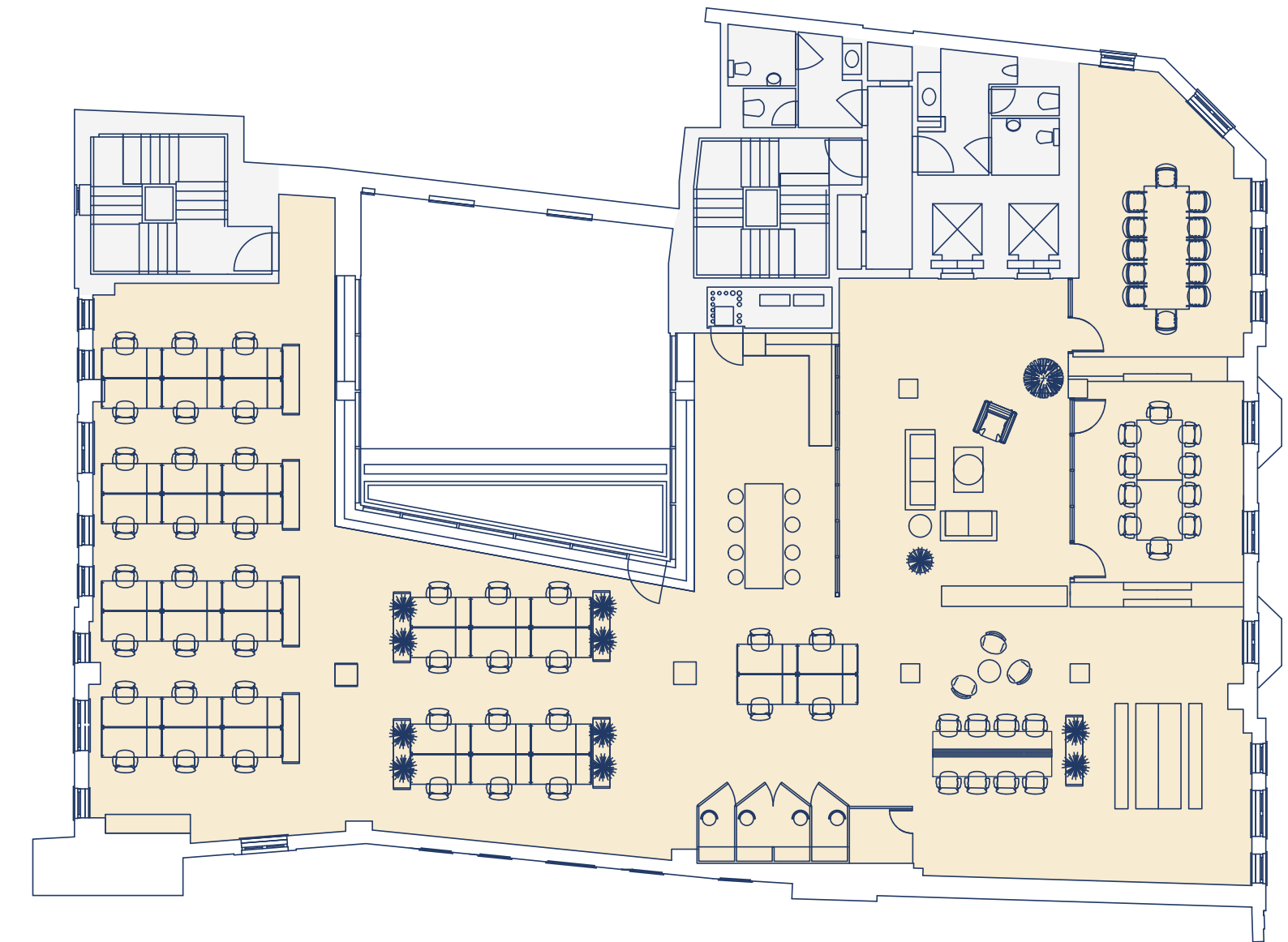
Pemberton Row

Red Lion Court

● Office ● Core

3rd floor space plan

4,554 sq ft / 423.08 sq m



Pemberton Row

Red Lion Court

Open plan desks	40	12 person meeting room	1	Teapoint	1
Collaboration areas	2	10 person meeting room	1	Welcome area	1
2 quiet working booth	1	Break out area	1	<b>T</b>	●
1 quiet working booths	2				

Floor plan not to scale. For indicative purposes only.



Local area

# A prime location

The surrounding area provides occupiers with a perfect mix of retail and leisure amenities.

The building is perfectly located to move around town with Blackfriars, City Thameslink and Chancery Lane stations nearby.



## Walk times from the building

(Source: TFL)

### City Thameslink



### Chancery Lane



### Blackfriars



### Farringdon



## Further information

### Viewings

Strictly through joint sole letting agents:

**Daniel Watney**

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Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2024.

## Local amenities

### Restaurants

- 01 The Refinery
- 02 Clifford's restaurant
- 03 CORD
- 04 Nusa Kitchen
- 05 Gaucho
- 06 Pegasus
- 07 Brasserie Blanc
- 08 Paternoster
- 09 Garbanzos

### Bars & Cafés

- 01 Six Clerks
- 02 Black Parrot
- 03 The Glean
- 04 Fleets
- 05 Bounce Farringdon
- 06 The Viaduct Tavern
- 07 Editor's Tap
- 08 Baranis
- 09 Daly's Wine Bar

### Gyms & Hotels

- 01 Gymbox Farringdon
- 02 The Gym Group
- 03 Anytime Fitness
- 04 The Z City Hotel
- 05 Apex
- 06 Hyatt Regency
- 07 The Chronicle
- 08 Lost Property

