

20 Farringdon
Road
EC1



20 Farringdon Road EC1

Introduction

18,109 sq ft of Furnished + Flexible office space on the part 3rd floor at 20 Farringdon Road.

The building benefits from a 3,650 sq ft communal terrace with panoramic views of the City.

It will make an inspiring home for any new occupier wanting to be in the heart of Farringdon, and being adjacent to the Elizabeth line station.

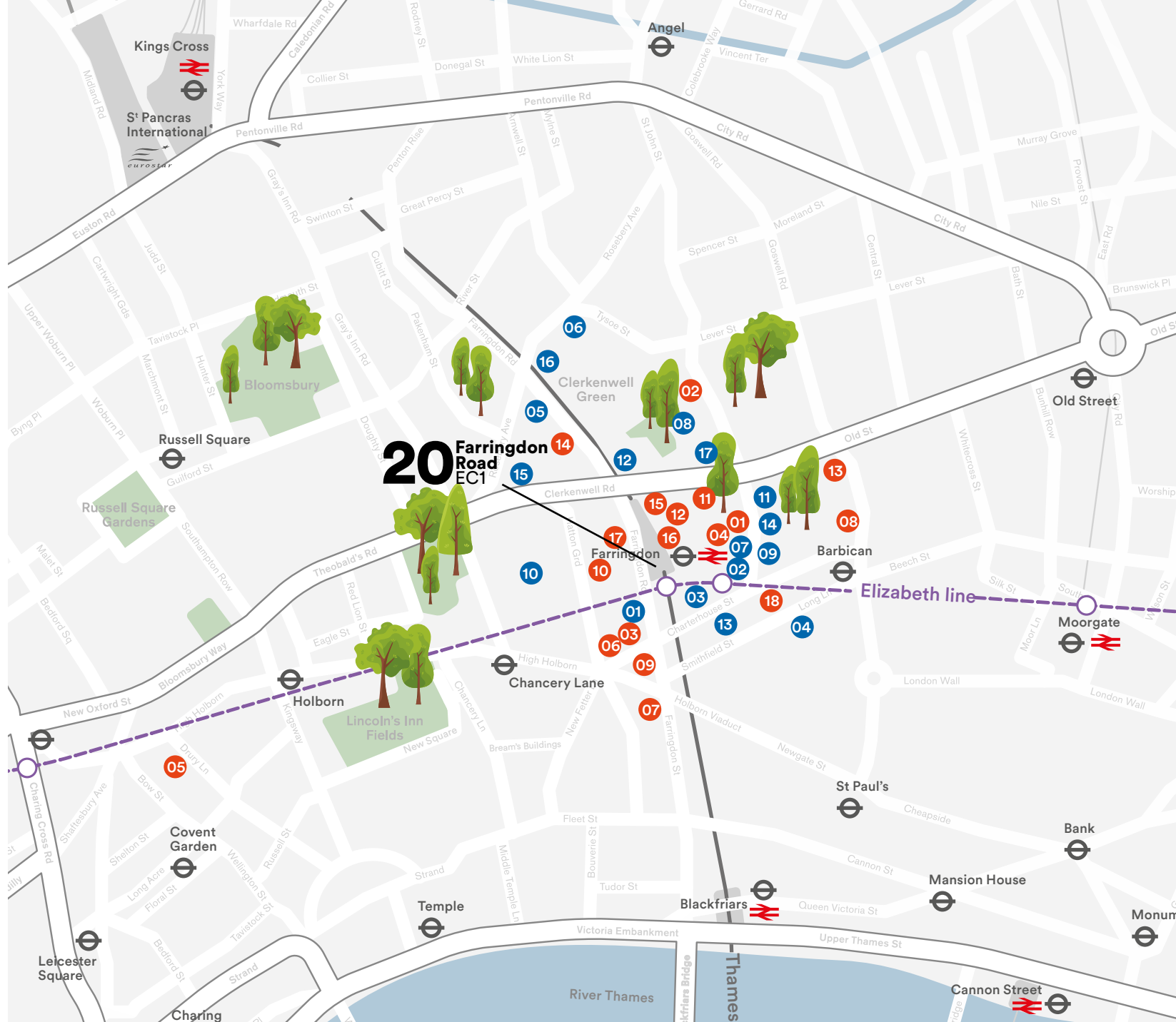
Local Occupiers & Amenities

FOOD & DRINK

- 01 Bleeding Heart Bistro
- 02 Bouchon Racine
- 03 Brutto
- 04 Cloth
- 05 The Eagle
- 06 Exmouth Market
- 07 Gail's Bakery
- 08 Granger & Co.
- 09 Le Café du Marché
- 10 Leather Lane Market
- 11 Luca
- 12 Sessions Arts Club
- 13 Smiths of Smithfield
- 14 St. John Restaurant
- 15 The Clerk & Well
- 16 The Quality Chop House
- 17 The Zetter Hotel / The Zetter Townhouse

LOCAL OCCUPIERS

- 01 AKQA
- 02 Alexander McQueen
- 03 Anglo America
- 04 Anomaly
- 05 AO Global
- 06 Capgemini
- 07 Deloitte Digital
- 08 Goodman Masson
- 09 Hogan Lovells
- 10 Julius Baer
- 11 Knoll
- 12 Kurt Geiger
- 13 Leigh Day
- 14 LinkedIn
- 15 Publicis Sapient
- 16 Save the Children
- 17 Snap Inc
- 18 TikTok



Connectivity

Holding a prominent position in the bustling heart of Farringdon, situated adjacent to the Elizabeth line station and just one-minute away from Farringdon rail and Underground station.

Fastest journey times in minutes from either Farringdon Underground Station or Elizabeth line to:

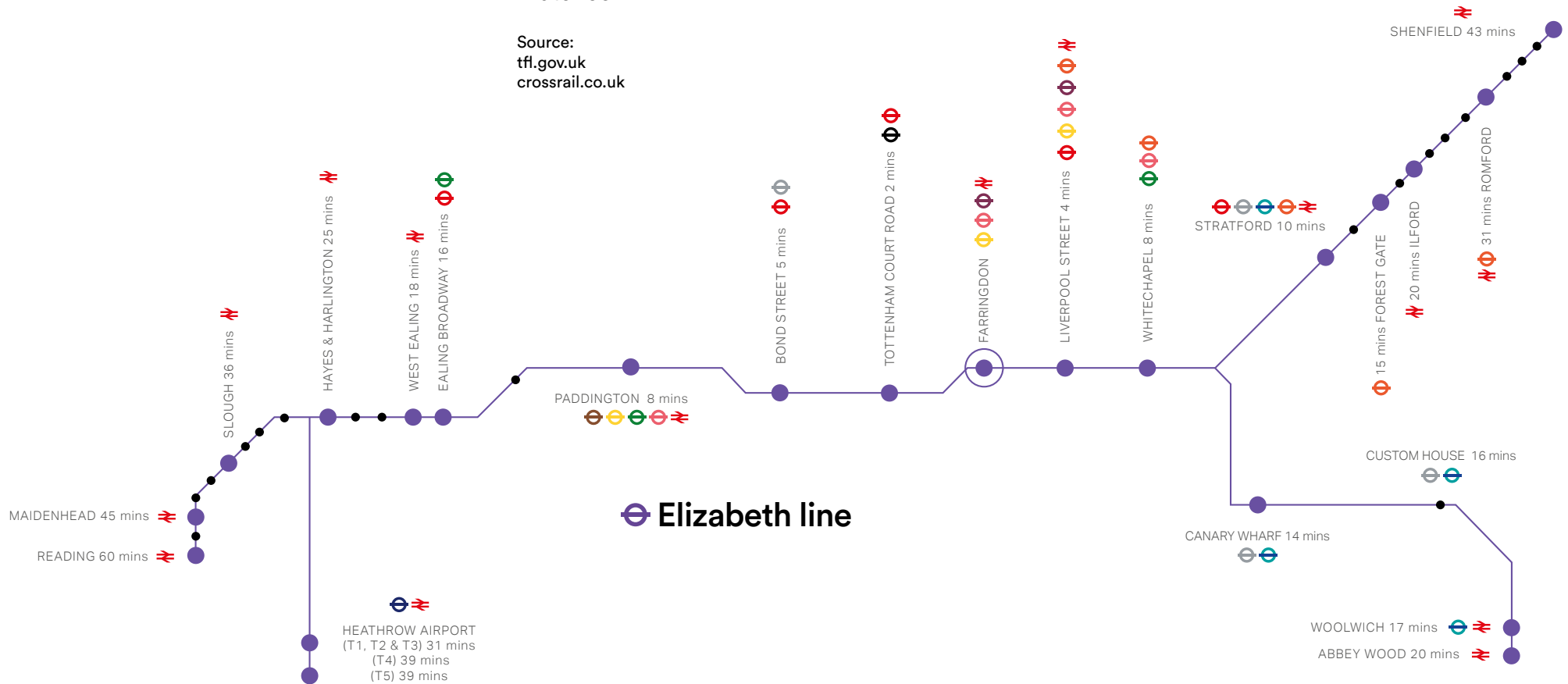
Underground

King's Cross St. Pancras	3
Liverpool Street	4
Paddington	8
Euston	10
Victoria	17
Charing Cross	18
Waterloo	21

Airports

London City	35
Luton	36
Heathrow	44
Gatwick	49
Stansted	55

Source:
tfl.gov.uk
crossrail.co.uk



The Space



Open plan desking

The Space

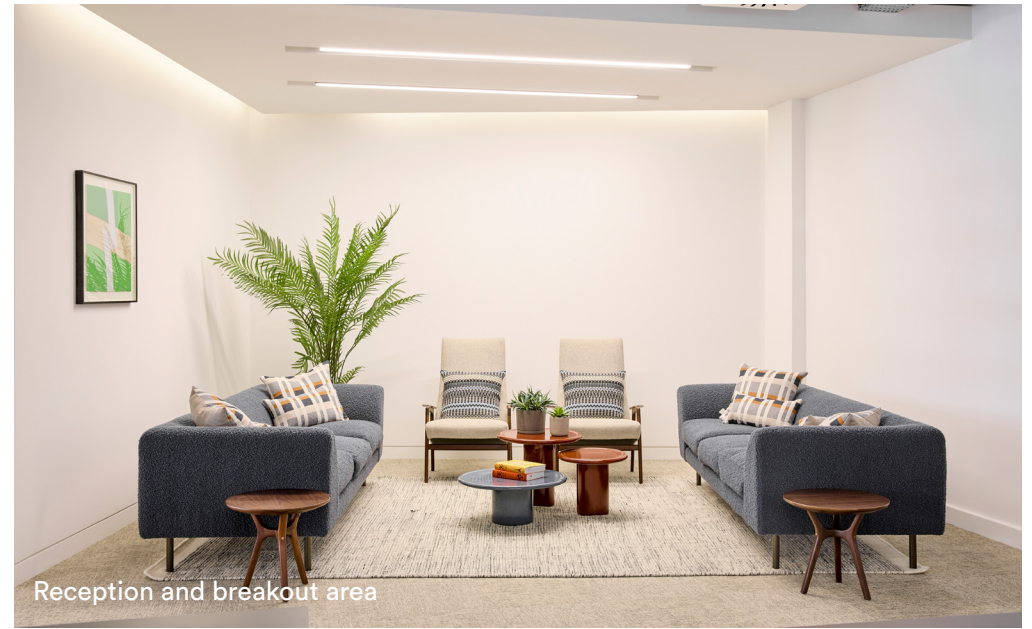


Kitchen and breakout areas

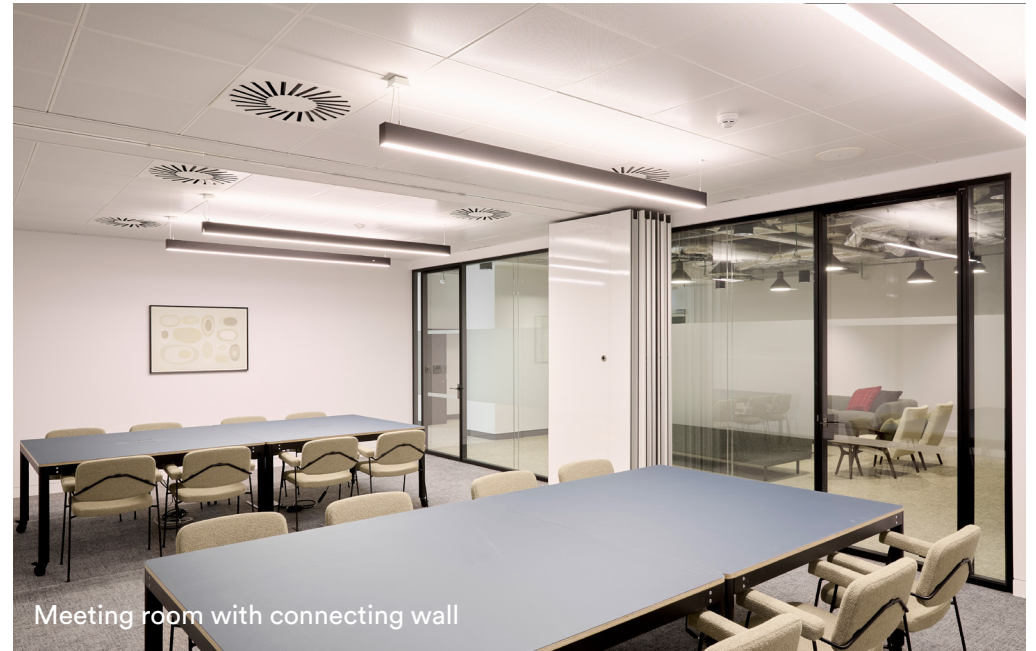
The Space



Breakout area



Reception and breakout area



Meeting room with connecting wall

The Space



Floor Plan

18,109 sq ft / 1,692 sq m

Partially fitted floor with flexible options to suit your needs.

A new Lease direct from the Landlord with flexibility by way of a break clause from March 2027.

What's Included

-  Occupier density 1:10 sq ft
-  110 x desks
-  16 x hot desks
-  2 x 8-person meeting rooms (interconnecting to 1 x 16-person meeting room)
-  3 x 7-person meeting rooms
-  6 x 5-person meeting rooms
-  1 x 4-person meeting room
-  5 x phone booths
-  1 x wellbeing room
-  Reception
-  Breakout spaces
-  Kitchenette



Key Features



Modern reception area with integrated reception desk and seating area



Generous floor-to-ceiling height



LED lighting throughout



Refurbished WCs



3,650 sq ft communal 4th floor terrace



Cycle storage facilities, featuring 120 bike racks and lockers



Shower facility with six showers



Cabled and enabled with high-speed fibre



Part 3rd floor reception

The Derwent London Experience

- London's leading creative office specialist with 40 years' experience
- Inspiring and innovative architecture and design
- Largest London office-focused REIT
- £4.9bn investment portfolio
- 5.4 million sq ft in central London
- Net zero carbon business by 2030

We Design & Innovate...

We are experts in our industry, delivering transformative, design-led spaces that become thriving places.

...to Build & Connect Communities...

We invest in our communities and provide best-in-class service, offering all office tenants complimentary DL/ Membership with exceptional amenity, service and benefits.

...With an Unrivalled Brand & Expertise

We take pride in our track-record as London's leading design-led developer of world-class commercial buildings. Our buildings have, and always will be, our brand.

From our brand to our design-led spaces, the Derwent London experience is distinctive, inspiring and user-focused.



Derwent London

Your DL/ Member Benefits

As a valued tenant of Derwent London, you will automatically enjoy complimentary DL/ Membership status.

DL/ Members have access to an ever-growing package of exclusive benefits. You can use our Lounges, DL/28 in Old Street, and DL/78 in Fitzrovia for touch-down workspace, meeting rooms, private hire event space and somewhere to connect and collaborate.

You'll receive specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands.

Members also have access to a packed calendar of experience-led events curated by our dedicated team. And the DL/ App is your effortless personal portal to all of it.

We believe in strong relationships, and we want to create a positive sense of community among all of us in the Derwent London family. DL/ Membership is us inviting you to be part of it.

Our DL/ Lounges include:

- Communal collaboration and working areas in the Lounge
- Bookable meeting rooms configured to your needs
- Library for quiet working (DL/28)
- Outdoor terrace (DL/28)
- Event / town hall space available for exclusive hire
- On-site café operated by DL/ Service
- Curated events programme
- All connected via the DL/ App



Discover what it means to be a DL/ Member



DL/28 Members Lounge, The Featherstone Building EC1



DL/78 Members Lounge, 78 Charlotte Street W1

Agents

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Certification

Energy Performance Certificate (EPC) Rating: B

WiredScore Certification
WiredScore Certified Gold

Misrepresentation Act

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20farringdonroad.com

