

# Compton

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## **Farringdon**

16 Kirby Street  
EC1N 8TS

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Beautifully refurbished and fully  
fitted space with its own terrace, in  
a reimagined boutique building

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**For Rent**  
2,722 ft<sup>2</sup>

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020 7101 2020  
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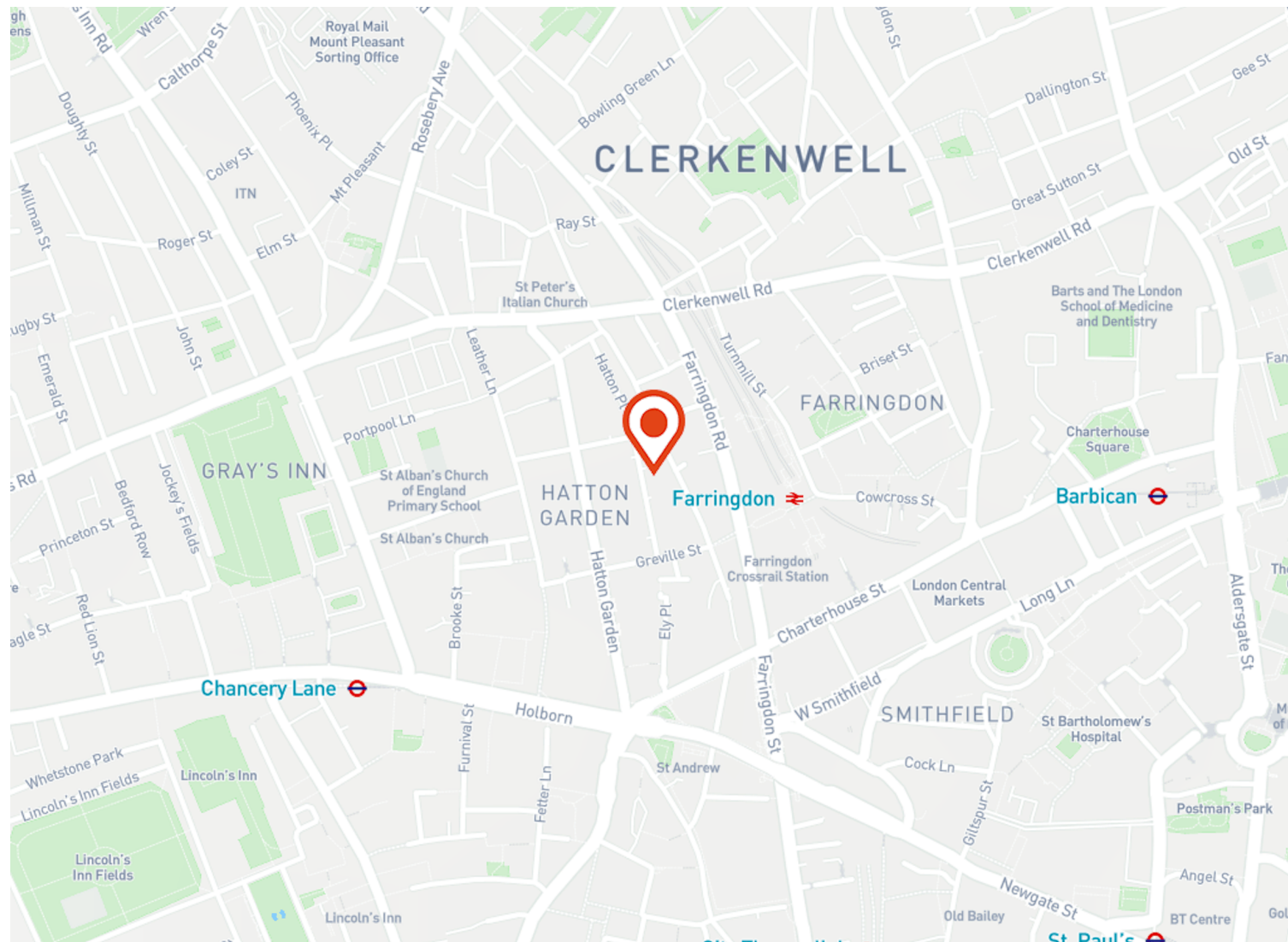
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## Location

Encompassing Farringdon, Clerkenwell and Smithfield, EC1 is packed with history and is the epicentre of London's emerging tech district. 16 Kirby Street is just 300 metres from Farringdon Station in the heart of this fast evolving neighbourhood. Occupiers can enjoy vibrant culture and lifestyle on their doorstep as well as multiple rapid transport options. Nearby Hatton Gardens and Leather Lane have a range of eateries, hotels, a weekday market, hotels and gyms. Clerkenwell is thriving urban hub with bars, restaurants and extensive local amenities, and Smithfield will soon be the Museum of London's new location.



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## Amenities

- Fully Fitted & Furnished
- Private terrace
- 24x Workstations with space for 30
- 6x Hot desk area
- 2x 8 person meeting rooms
- 1x 10 person boardroom
- 3x Zoom rooms
- Fully fitted kitchen
- Fibre ready
- New air conditioning

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## Description

16 Kirby Street is a 6-storey office building in the heart of vibrant Farringdon. The building is an ideal match for a range of occupiers looking to be in a highly sought after hub for technology, design and creative industries.

The 2nd floor has been carefully refurbished to provide creative space and fully fitted for immediate occupation with all Tenant's desire. The space also benefits from its own private terrace, perfect for those summer months!

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## Content

View on Website



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## Viewings

Via joint sole agents only.

## Terms

New full repairing and insuring lease available for a term by arrangement direct from the landlord.

## Local Authority

The London Borough of Camden.

## VAT

The building is elected for VAT.



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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
2nd	2,722	£69.50	£21	£8.50	£99	£22,456.50	£269,478	Under Offer

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## Contact Us

All appointments to view must  
be arranged via sole agents,  
Compton, through —

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07814 699 096

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