



45 BRITTON STREET LONDON EC1

SELF-CONTAINED OFFICE BUILDING  
3,000 SQ FT (278 SQ M)

FOR SALE / TO LET



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45 BRITTON STREET  
COMPRISES A MODERN,  
NEWLY REFURBISHED,  
SELF-CONTAINED OFFICE  
BUILDING, PROVIDING  
3,000 SQ FT (278SQ M)  
FITTED OFFICE SPACE ON  
THE GROUND & 1ST FLOORS  
AND OPEN PLAN ON THE  
2ND & 3RD FLOORS.



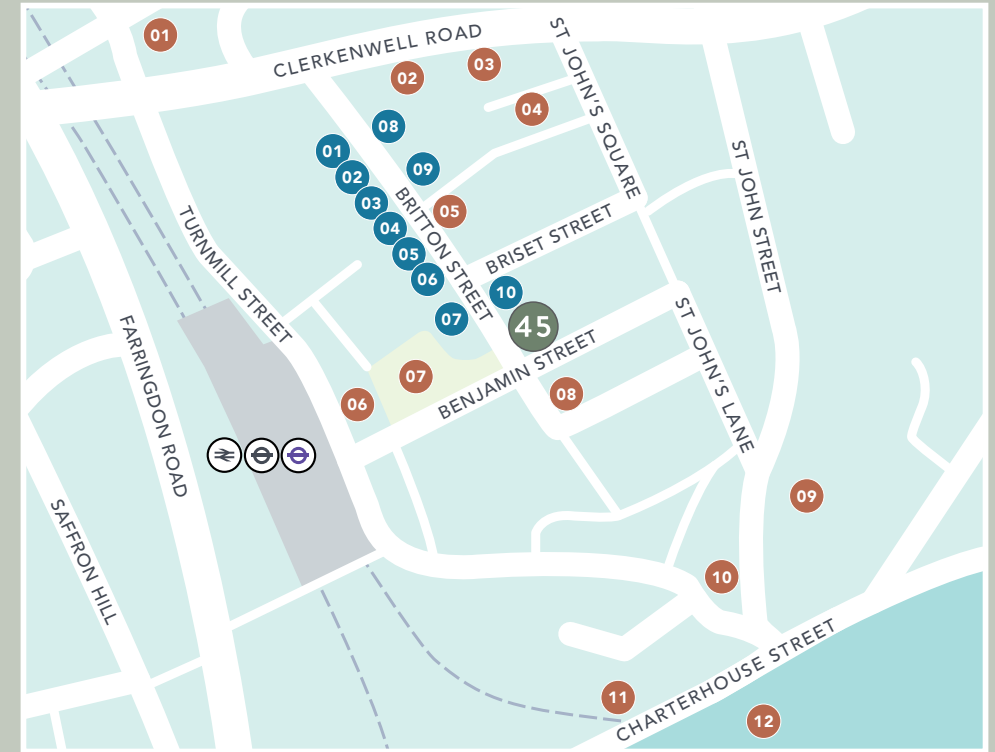
# FARRINGDON

The property is very well located on the east side of Britton Street, immediately opposite the leafy St John's Gardens and close to the Benjamin St / Albion Place junction.

Farringdon Station is a 2-minute walk from the building, which benefits from the Elizabeth line, making it one of the most well-connected locations in Central London.

The immediate surrounds are home to an exciting mix of occupiers and amenities, with a vast array of restaurants, cafés, bars and shops that line Clerkenwell Road and Farringdon Road.

Notable neighbours include The Goldsmith's Centre and a distinctive 'organic' style property next door, developed by Janet Street-Porter.



## OCCUPIERS

### COMMERCIAL

- 01 Chetwoods Architects
- 02 Kult London
- 03 Xynteo Ltd
- 04 Off the Kerb Productions
- 05 Furness Engineer
- 06 Kurt Geiger
- 07 Vivobarefoot
- 08 Sarah Miller & Partners
- 09 James Gorst Architects
- 10 Foster+Baylis

### AMENITIES

- 01 Sessions Arts Club
- 02 EC1 Coffee
- 03 Brewdog
- 04 Clerkenwell & Social
- 05 The Holy Tavern
- 06 Ibérica
- 07 St John's Garden
- 08 Bench café
- 09 St John Restaurant
- 10 Vinoteca
- 11 Smith of Smithfield
- 12 Smithfield Market



# ELIZABETH LINE

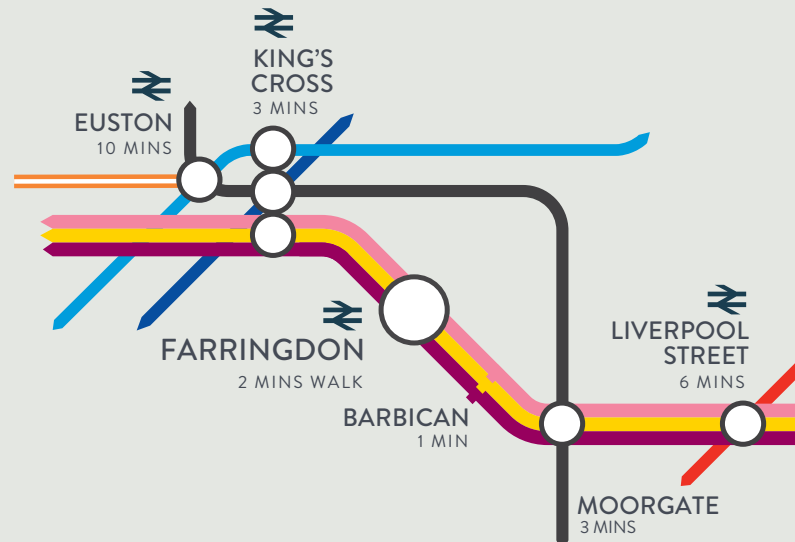
The Elizabeth line provides a new high speed train service, giving thousands of commuters quick access into and across London.

With the completion of the Elizabeth line, Farringdon is the only Central London station with direct access to three airports.



## CONNECTIONS

Farringdon station is served by the Circle, Hammersmith & City and Metropolitan Lines along with Thameslink mainline services.



# SPECIFICATION

THE PROPERTY HAS BEEN FULLY REFURBISHED AND PROVIDES THE FOLLOWING:

- Comfort cooling
- LED strip lighting and acoustic wall lights
- LVT wood flooring
- Double glazing throughout
- Shower facilities
- Tea point on ground, second & third floors
- Third floor sky lights
- Gas fired central heating
- Entry phone
- Fibre internet cable line
- Basement cycle storage and server room





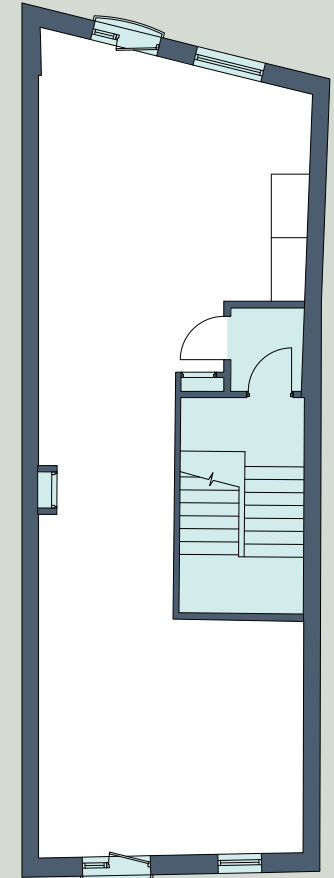
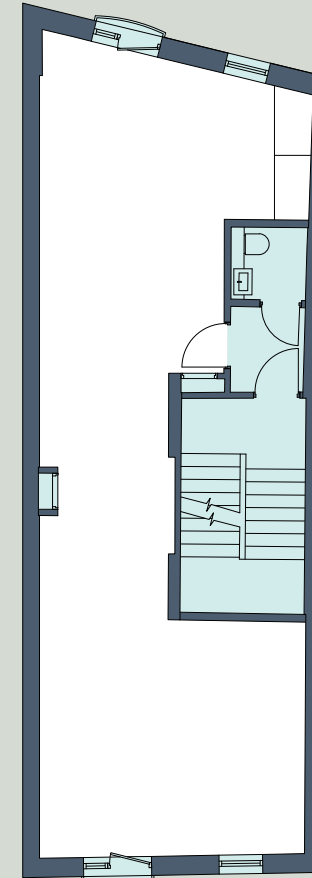
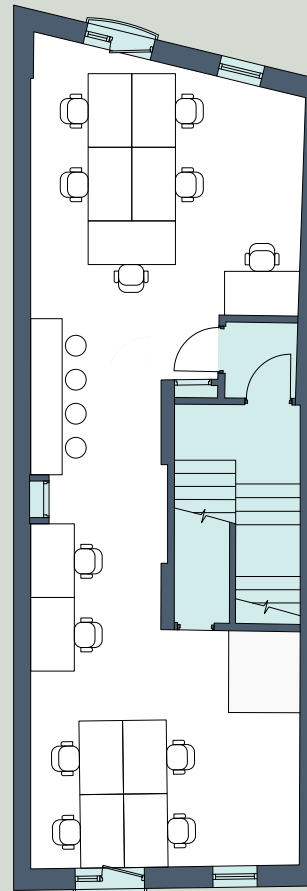
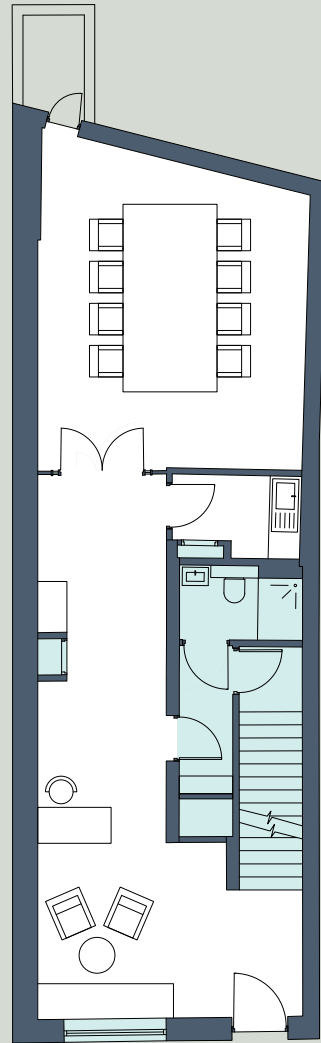
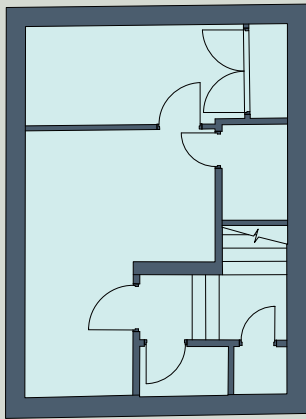
# FLOOR PLANS



Floor plans not to scale.  
Indicative size only.

## SCHEDULE

FLOOR	SQ FT	SQ M
Third	717.5	66.6
Second	659.6	61.2
First	683.7	63.5
Ground	676.8	62.8
Basement	267.7	24.4
<b>Total</b>	<b>3,000.4</b>	<b>278.7</b>



BRITTON STREET

**BASEMENT**  
262.7 SQ FT

**GROUND**  
676.8 SQ FT

**FIRST**  
683.7 SQ FT

**SECOND**  
659.6 SQ FT

**THIRD**  
717.5 SQ FT

**PRICE**

On Application

**TENURE**

Freehold  
Occupational lease for  
a term by arrangement

**POSSESSION**

Available with full Vacant Possession

**PLANNING**

Class-E use throughout; suitable for  
alternative uses, subject to planning

**VAT**

The building is elected for VAT

**EPC RATING**

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## CONTACT

Viewing strictly by appointment through  
sole agents Bray Fox Smith London.



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MISREPRESENTATION ACT 1967 The particulars are believed  
to be correct, but accuracy cannot be guaranteed and they  
are expressly excluded from any contract.